

# Executive Summary Report

## Characteristics-Based Market Adjustment for 2006 Assessment Roll

**Area Name / Number:** North Central West Seattle & South Central West Seattle / 48 & 76  
**Previous Physical Inspection:** 2005 & 2002

**Improved Sales:**

Number of Sales: 1426  
 Range of Sale Dates: 1/2003 - 12/2005

**Sales – Improved Valuation Change Summary**

	Land	Imps	Total	Sale Price	Ratio	COV*
<b>2005 Value</b>	\$173,700	\$176,800	\$350,500	\$379,300	92.4%	14.03%
<b>2006 Value</b>	\$183,600	\$188,000	\$371,600	\$379,300	98.0%	13.94%
<b>Change</b>	+\$9,900	+\$11,200	+\$21,100		+5.6%	-0.09%
<b>% Change</b>	+5.7%	+6.3%	+6.0%		+6.1%	-0.64%

\*COV is a measure of uniformity; the lower the number the better the uniformity. The negative figures of -0.09% and -.64% represent an improvement.

Sales used in this analysis: All sales of one to three unit residences on residential lots which were verified as, or appeared to be market sales were considered for the analysis. Individual sales that were excluded are listed later in this report. Multi-parcel sales, multi-building sales, mobile home sales, and sales of new construction where less than a 100% complete house was assessed for 2005 or any existing residence where the data for 2005 is significantly different from the data for 2006 due to remodeling were also excluded. In addition, the summary above excludes sales of parcels that had improvement value of \$25,000 or less posted for the 2005 Assessment Roll. This also excludes previously vacant and destroyed property partial value accounts.

**Population - Improved Parcel Summary:**

	Land	Imps	Total
<b>2005 Value</b>	\$181,400	\$171,300	\$352,700
<b>2006 Value</b>	\$191,800	\$182,400	\$374,200
<b>Percent Change</b>	+5.7%	+6.5%	+6.1%

Number of one to three unit residences in the Population: 7351

**Summary of Findings:** A statistical analysis was conducted using the Kruskal-Wallis or Mann-Whitney U test as appropriate to determine the feasibility of combining geographic areas for the purposes of the annual update process. Variables looked at during this analysis included but were not limited to lot size, grade, condition, age and above grade living area as they are typically most influential in determining value. Applying appraisers knowledge and judgment while reviewing the analysis led to a determination to combine areas.

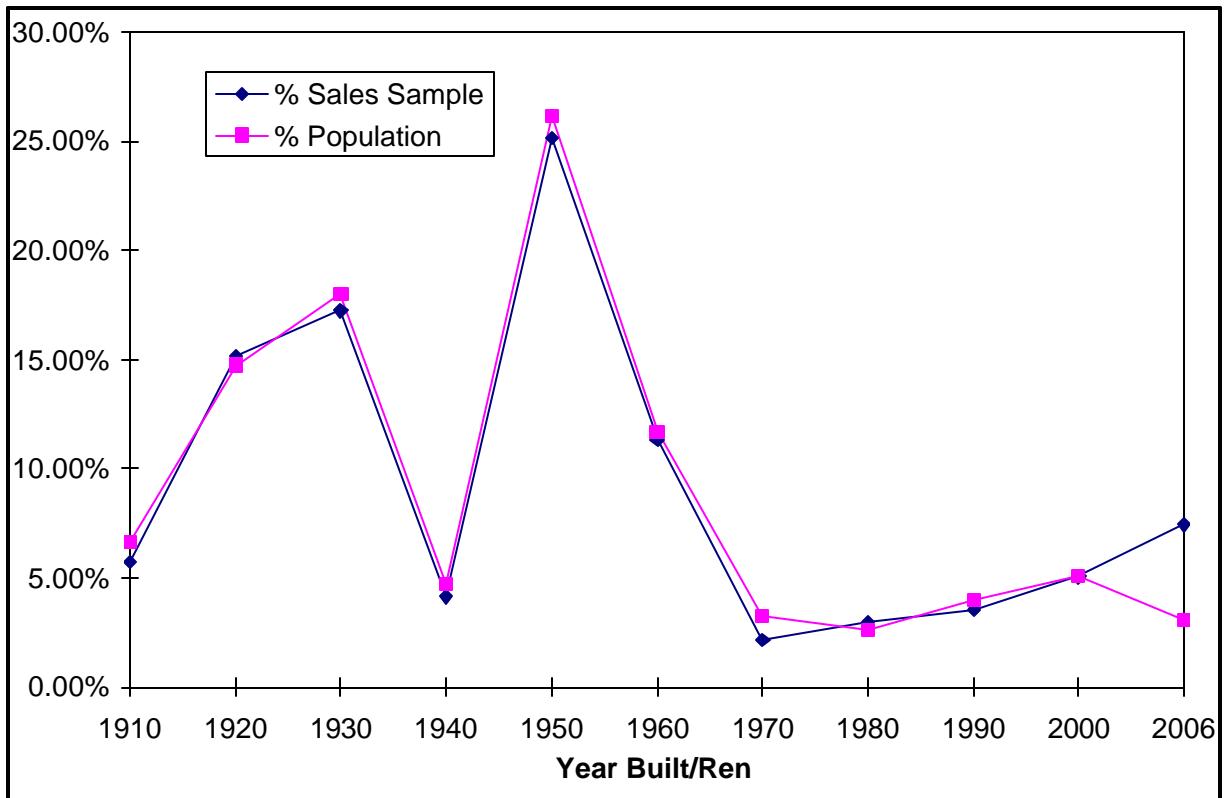
The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that several characteristic-based variables needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, all parcels were adjusted for Total Living Area differences thus improving equalization. Properties with Big Lots (>9000SF) or Small Lots (<3000SF) were also found to require adjustments. The formula adjusts for these differences thus improving equalization.

The Annual Update Values described in this report improve assessment levels, uniformity and equity. We recommend posting these values for the 2006 assessment roll.

### **Sales Sample Representation of Population - Year Built / Renovated**

<b>Sales Sample</b>		
Year Built/Ren	Frequency	% Sales Sample
1910	82	5.75%
1920	216	15.15%
1930	246	17.25%
1940	59	4.14%
1950	359	25.18%
1960	162	11.36%
1970	31	2.17%
1980	42	2.95%
1990	51	3.58%
2000	72	5.05%
2006	106	7.43%
	1426	

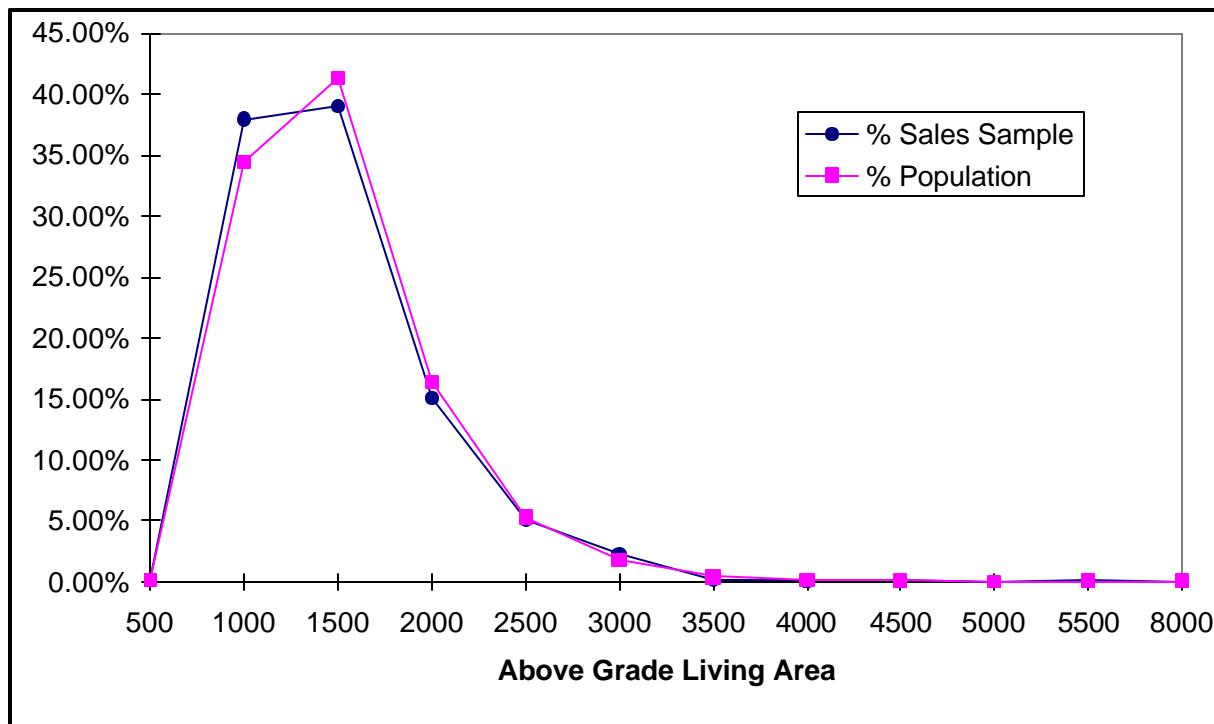
<b>Population</b>		
Year Built/Ren	Frequency	% Population
1910	487	6.62%
1920	1084	14.75%
1930	1323	18.00%
1940	348	4.73%
1950	1924	26.17%
1960	857	11.66%
1970	239	3.25%
1980	194	2.64%
1990	295	4.01%
2000	374	5.09%
2006	226	3.07%
	7351	



Sales of new homes built in the last two years are over-represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion.

### **Sales Sample Representation of Population - Above Grade Living Area**

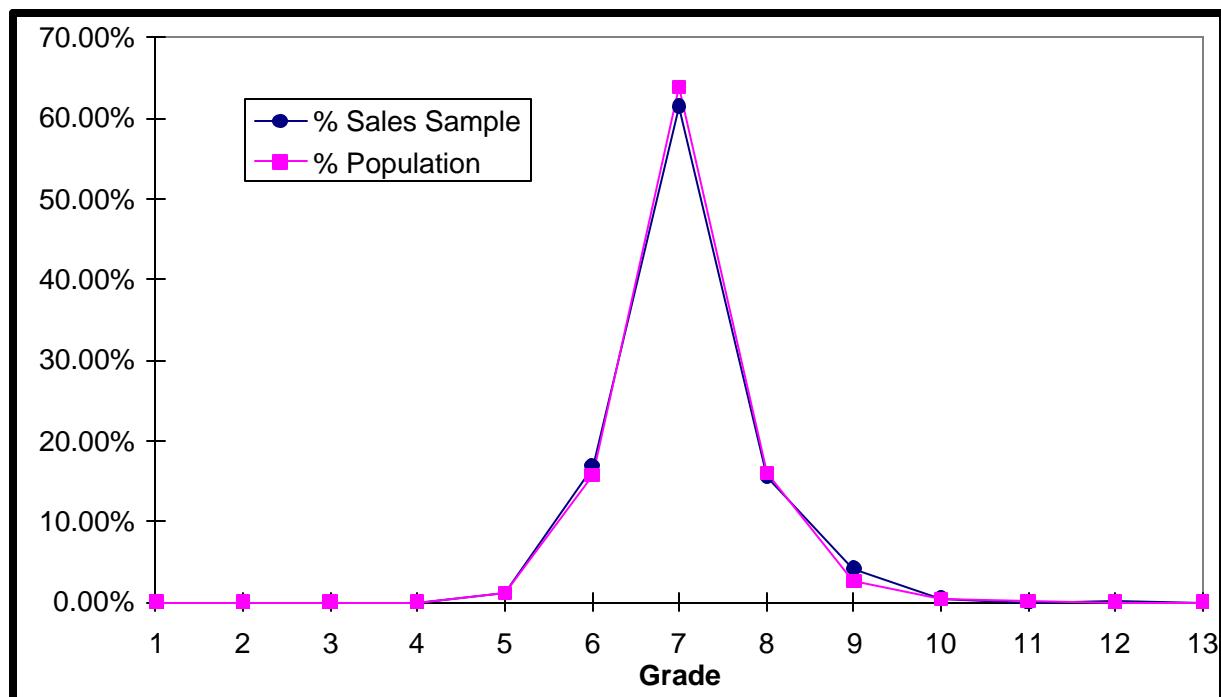
<b>Sales Sample</b>			<b>Population</b>		
AGLA	Frequency	% Sales Sample	AGLA	Frequency	% Population
500	2	0.14%	500	10	0.14%
1000	541	37.94%	1000	2532	34.44%
1500	556	38.99%	1500	3038	41.33%
2000	215	15.08%	2000	1202	16.35%
2500	73	5.12%	2500	388	5.28%
3000	33	2.31%	3000	133	1.81%
3500	3	0.21%	3500	30	0.41%
4000	1	0.07%	4000	11	0.15%
4500	1	0.07%	4500	5	0.07%
5000	0	0.00%	5000	0	0.00%
5500	1	0.07%	5500	1	0.01%
8000	0	0.00%	8000	1	0.01%
1426			7351		



The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

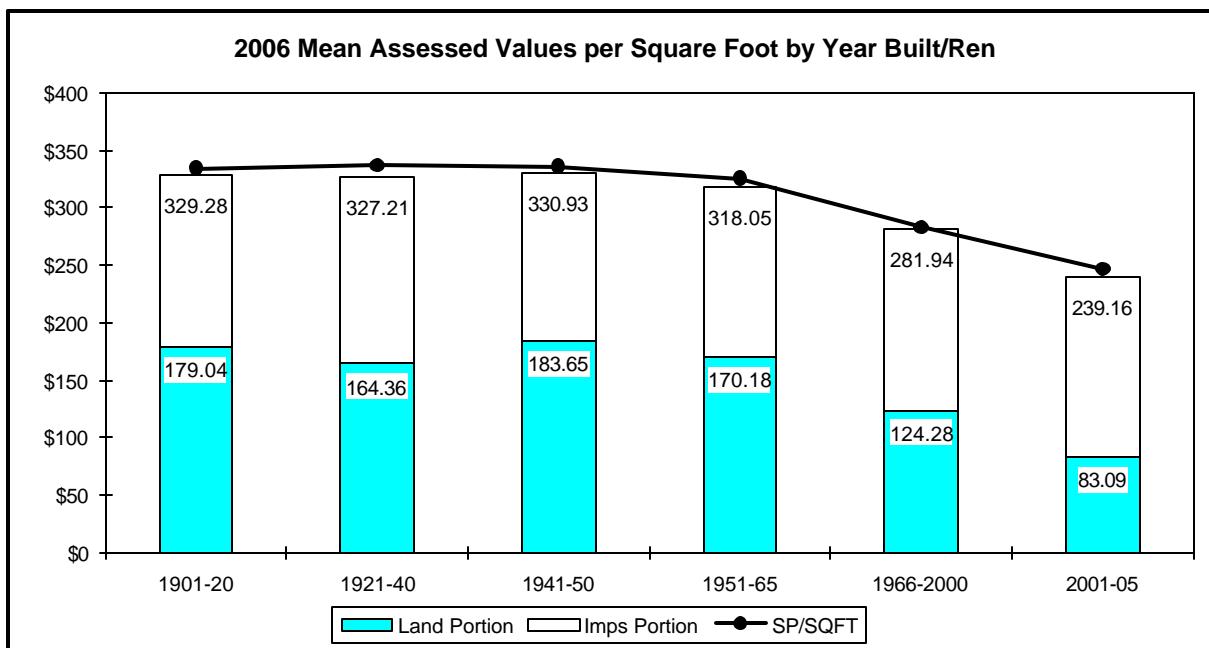
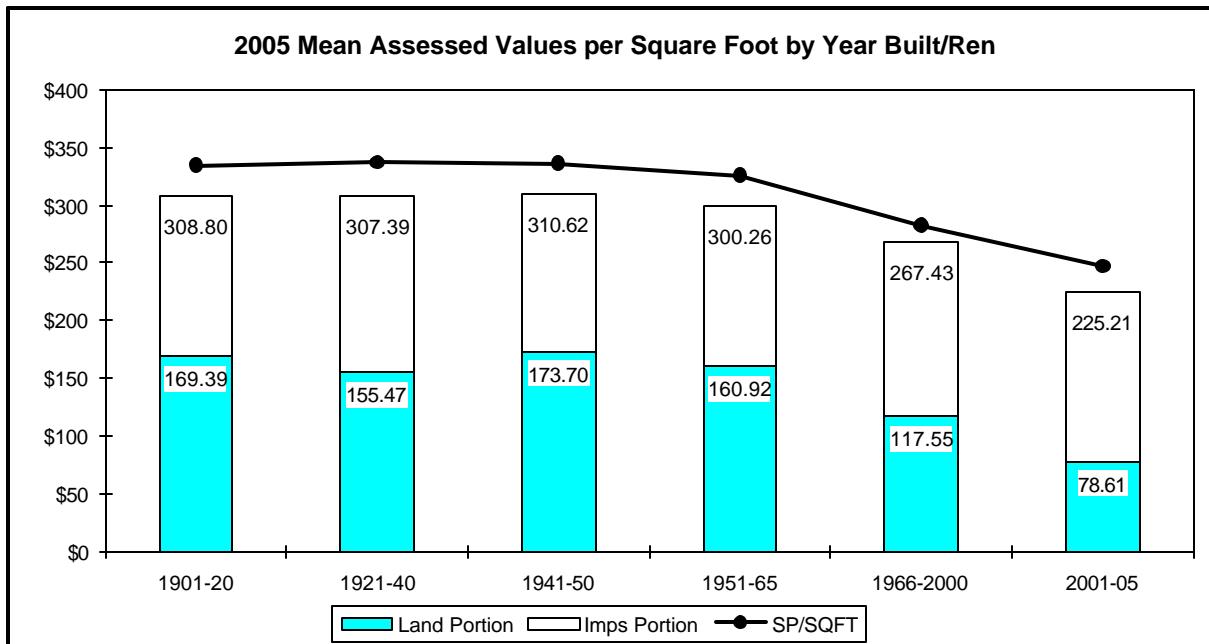
### **Sales Sample Representation of Population - Grade**

<b>Sales Sample</b>			<b>Population</b>		
Grade	Frequency	% Sales Sample	Grade	Frequency	% Population
1	0	0.00%	1	0	0.00%
2	0	0.00%	2	0	0.00%
3	0	0.00%	3	0	0.00%
4	0	0.00%	4	1	0.01%
5	17	1.19%	5	83	1.13%
6	241	16.90%	6	1160	15.78%
7	877	61.50%	7	4698	63.91%
8	223	15.64%	8	1179	16.04%
9	60	4.21%	9	192	2.61%
10	7	0.49%	10	30	0.41%
11	0	0.00%	11	7	0.10%
12	1	0.07%	12	1	0.01%
13	0	0.00%	13	0	0.00%
		1426			7351



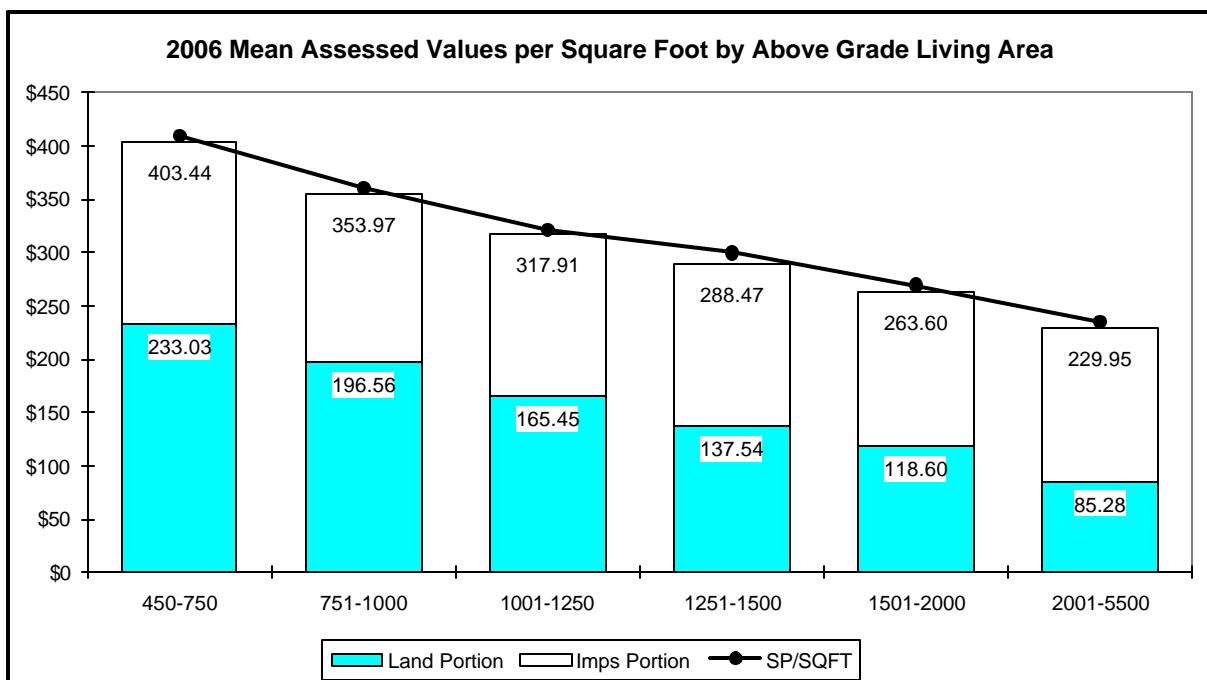
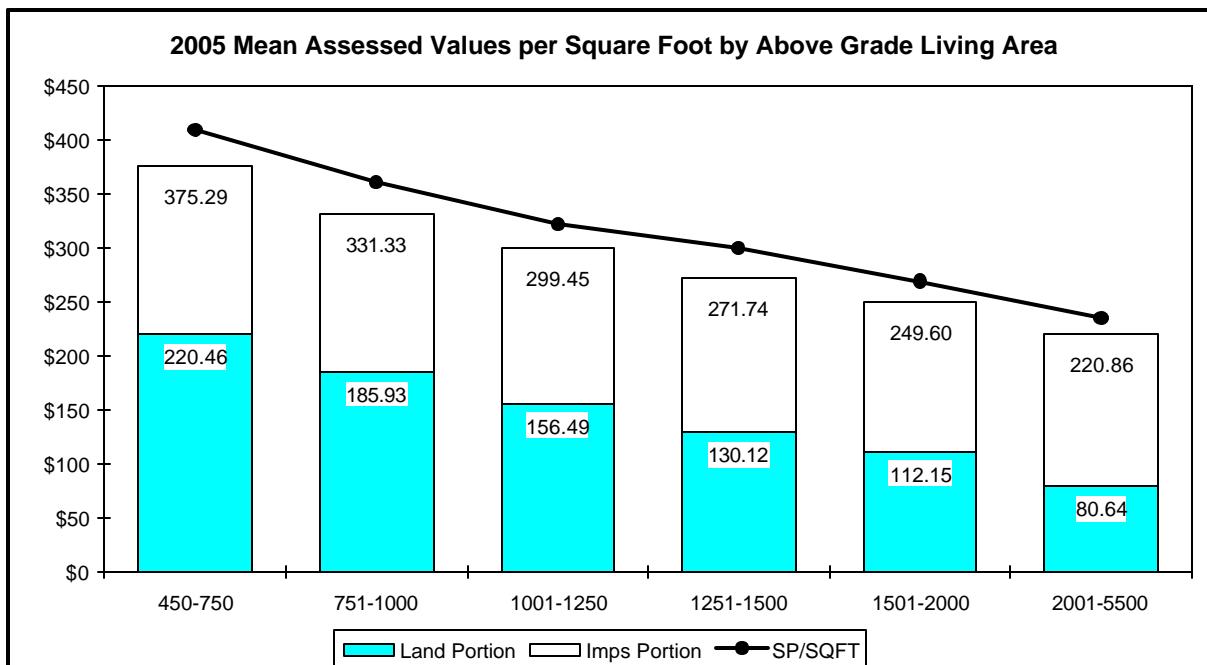
The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

**Comparison of 2005 and 2006 Per Square Foot Values  
By Year Built / Renovated**



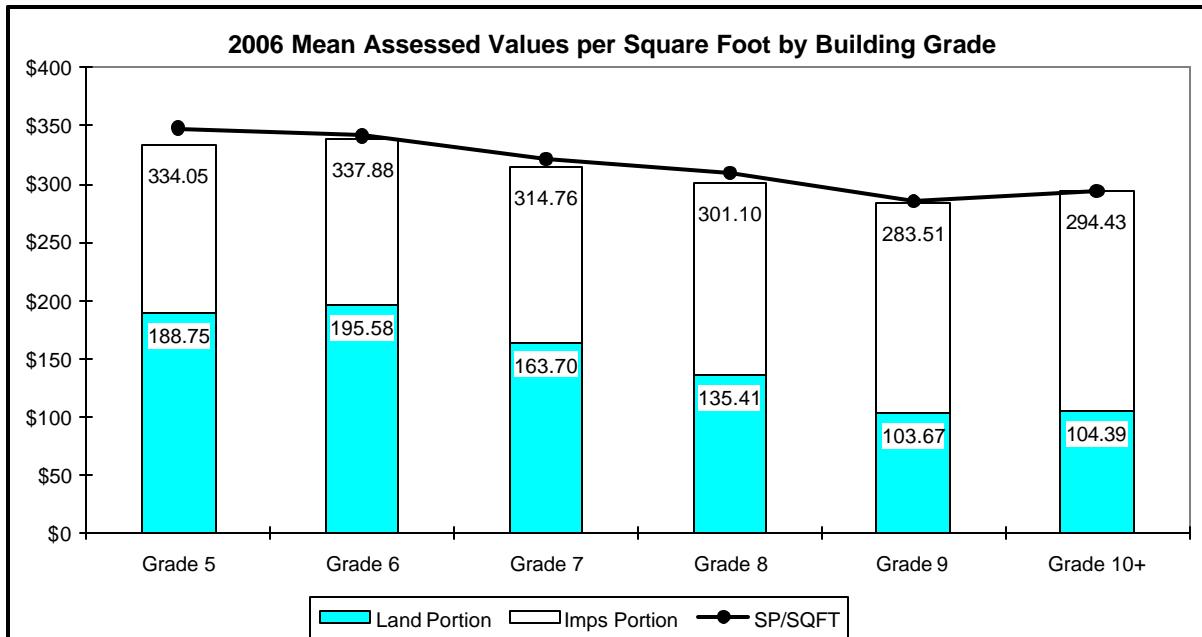
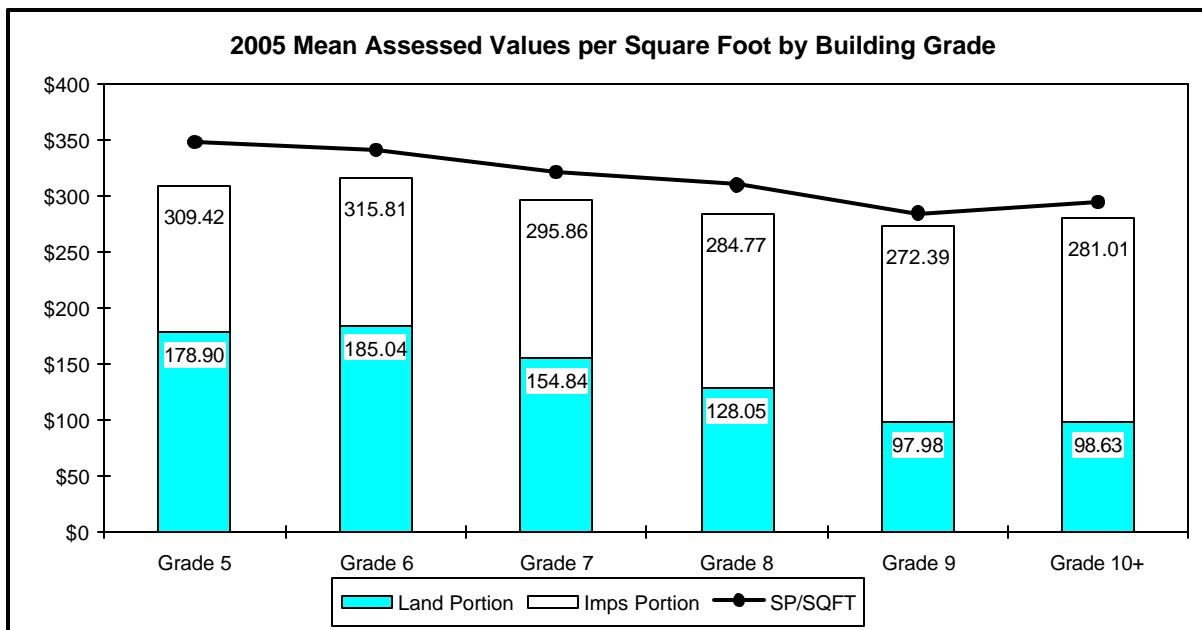
These charts clearly show an improvement in assessment level and uniformity by Year Built/Renovated as a result of applying the 2006 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

***Comparison of 2005 and 2006 Per Square Foot Values  
By Above Grade Living Area***

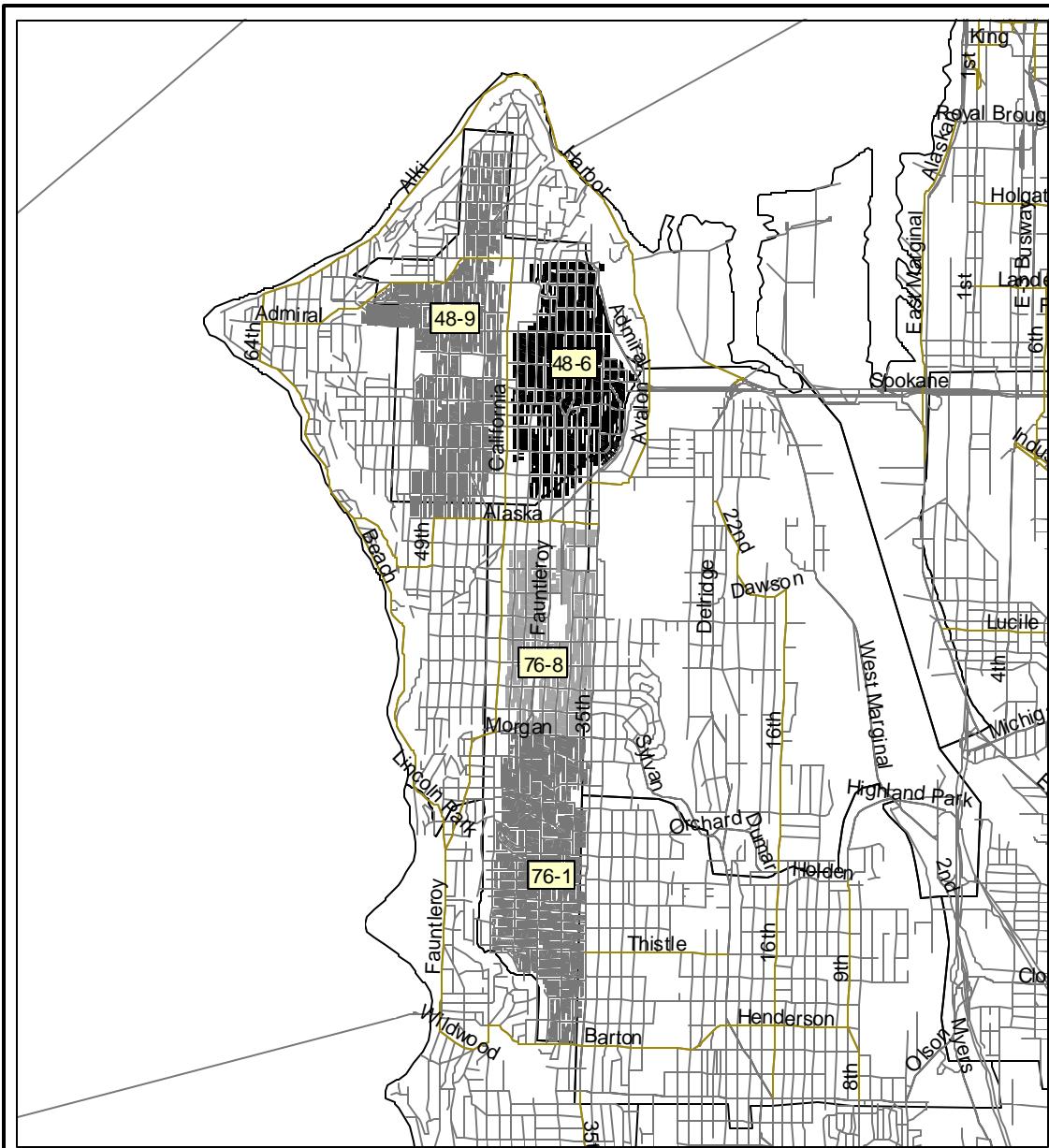


These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2006 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

***Comparison of 2005 and 2006 Per Square Foot Values  
By Building Grade***



These charts clearly show an improvement in assessment level and uniformity by Building Grade as a result of applying the 2006 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

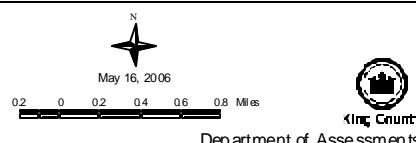


## Combined Areas 48 and 76

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## Legend

- Legend**

King County Minor Streets as defined by streets

King County Street Network

King County Principal Streets derived from kcsn

Subareas.shp

  - 76-1
  - 48-2
  - 76-8
  - 48-9
  - Wc areas.shp

# **Annual Update Process**

## ***Data Utilized***

Available sales closed from 1/1/2003 through 12/31/2005 were considered in this analysis. The sales and population data were extracted from the King County Assessor's residential database.

## ***Sales Screening for Improved Parcel Analysis***

Improved residential sales removal occurred for parcels meeting the following criteria:

1. Commercially zoned parcels
2. Vacant parcels
3. Mobile home parcels
4. Multi-parcel or multi-building sales
5. New construction where less than a 100% complete house was assessed for 2005
6. Existing residences where the data for 2005 is significantly different than the data for 2006 due to remodeling
7. Parcels with improvements value, but no building characteristics
8. Others as identified in the sales deleted list

See the attached *Improved Sales Used in this Annual Update Analysis* and *Improved Sales Removed from this Annual Update Analysis* at the end of this report for more detailed information.

## ***Land update***

Based on the 6 usable land sales available in the area, and their 2005 Assessment Year assessed values, and supplemented by the value increase in sales of improved parcels, an overall market adjustment was derived. This resulted in an overall 6.0 % increase in land assessments in the area for the 2006 Assessment Year. The formula is:

$$\text{2006 Land Value} = \text{2005 Land Value} \times 1.06, \text{ with the result rounded down to the next \$1,000.}$$

## ***Improved Parcel Update***

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living areas, views, waterfront, lot size, land problems and neighborhoods. Upon completion of the initial review, characteristics that indicated an area of possible adjustment were further analyzed using NCSS Statistical Software diagnostic and regression tools in conjunction with Microsoft Excel.

With the exception of real property mobile home parcels & parcels with "accessory only" improvements, the total assessed values on all improved parcels were based on the analysis of the 1426 usable residential sales in the area.

The chosen adjustment model was developed using multiple regression. The 2005 assessment ratio (Assessed Value divided by Sale Price) was the dependent variable.

### ***Improved Parcel Update (continued)***

The analysis results showed that several characteristic should be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, all parcels were adjusted for Total Living Area differences thus improving equalization. Properties with Big Lots (>9000SF) or Small Lots (<3000SF) were also found to require adjustments. The formula adjusts for these differences thus improving equalization.

The derived adjustment formula is:

$$\begin{aligned} \text{2006 Total Value} = & \text{ 2005 Total Value / } \{0.9189408 - (0.03208788 \text{ if SmallLot(SF<3000)} \\ & - (0.0553160 \text{ if BigLot(SF>9000)}) + 1.600311E-05 * (\text{CtotLiv})\} \end{aligned}$$

The resulting total value is rounded down to the next \$1,000, *then*:

$$\text{2006 Improvements Value} = \text{ 2006 Total Value minus 2006 Land Value}$$

An explanatory adjustment table is included in this report.

- Other:
- \*If multiple houses exist on a parcel, the Improvement % Change indicated by the sales sample is used to arrive at new total value (2006 Land Value + Previous Improvement Value \* 1.063)
  - \*If a house and mobile home exist, the formula derived from the house is used to arrive at new total value.
  - \*If “accessory improvements only”, the Improvement % Change as indicated by the sales sample is used to arrive at a new total value. (2006 Land Value + Previous Improvement Value \* 1.063).
  - \*If vacant parcels (no improvement value) only the land adjustment applies.
  - \*If land or improvement values are \$25,000 or less, there is no change from previous value. (Previous Land value \* 1.00 Or Previous Improvement value \* 1.00)
  - \*If a parcel is coded “non-perc” (sewer system=3), there is no change from previous land value.
  - \*If a parcel is coded sewer system public restricted, or water district private restricted, or water district public restricted, there is no change from previous land value.
  - \*If an improvement is coded “% net condition” or is in “poor” condition, there is no change from previous improvement value (only the land adjustment applies).
  - \*Residential properties located on commercially zoned land will be valued using the overall basic adjustment indicated by the sales sample.

### ***Mobile Home Update***

There were no mobile home sales for a separate analysis. Mobile home parcels will be valued using the Improvement % Change indicated by the sales sample. The resulting total value is calculated as follows:

$$\text{2006 Total Value} = \text{ 2006 Land Value} + \text{Previous Improvement Value} * 1.063, \text{ with results rounded down to the next \$1,000}$$

### ***Model Validation***

Ratio studies of assessments before and after this annual update are included later in this report. “Before and after” comparison graphs appear earlier in this report.

## Area 48 & 76 Annual Update Model Adjustments

**2006 Total Value = 2005 Total Value + Overall +/- Characteristic Adjustments as Apply Below**

Due to rounding of the coefficient values used to develop the percentages and further rounding of the percentages in this table, the results you will obtain are an approximation of adjustment achieved in production.

### Overall (if no other adjustments apply)

8.82%

Total Living Area	400	750	1000	1250	1500	2000	2500	3000	4000	5000
% Adjustment	-0.75%	-1.40%	-1.86%	-2.32%	-2.77%	-3.66%	-4.54%	-5.40%	-7.09%	-8.72%
<b>Small Lot</b>		<b>Yes</b>								
% Adjustment		3.94%								
<b>Big Lot</b>		<b>Yes</b>								
% Adjustment		6.97%								

### Comments

The % adjustments shown are what would be applied in the absence of any other adjustments.

All improved parcels receive a net adjustment combining the overall adjustment and the Total Living Area adjustment. The Total Living Area adjustment is a continuous variable.

For instance, a parcel with a 1250 SF improvement would *approximately* receive a 6.50% upward adjustment (8.82% -2.32%).

In addition, the same improvement with a Small Lot (<3000SF) would receive an additional 3.94% upwards adjustment for a total of 10.44% ((8.82% -2.32%) + 3.94%). The same improvement on a Big Lot (>9000SF) would receive an additional 6.97% adjustment for a total of an upwards adjustment of 13.47% ((8.82% -2.32%) + 6.97%). There are 81 sales and 209 parcels which are designated as Small Lot parcels. There are 44 sales and 303 parcels with Big Lot designations.

91.67% of the population is represented by the combined Overall and Total Living Area adjustment.

## Areas 48 & 76 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2006 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2006 UPPER 95% C.L. less than the overall weighted mean indicates that assessment levels may be relatively low. The overall 2006 weighted mean is 0.980.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Bldg Grade	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
5	17	0.905	0.976	7.9%	0.872	1.081
6	241	0.927	0.991	6.9%	0.972	1.011
7	877	0.921	0.978	6.3%	0.970	0.987
8	223	0.919	0.970	5.5%	0.951	0.989
9	60	0.955	0.993	4.0%	0.960	1.027
10	7	0.963	1.009	4.9%	0.964	1.055
12	1	0.943	0.983	4.3%	N/A	N/A
Year Built or Year Renovated	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
1901-1920	298	0.923	0.981	6.4%	0.966	0.997
1921-1940	305	0.910	0.968	6.3%	0.953	0.983
1941-1950	359	0.928	0.987	6.4%	0.972	1.002
1951-1965	184	0.917	0.971	5.9%	0.950	0.992
1966-2000	174	0.949	0.997	5.1%	0.976	1.018
2001-2005	106	0.922	0.972	5.4%	0.946	0.999
Condition	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
Poor	1	0.879	0.934	6.3%	N/A	N/A
Fair	13	0.906	0.964	6.4%	0.875	1.053
Average	654	0.921	0.977	6.0%	0.966	0.987
Good	643	0.928	0.985	6.1%	0.975	0.996
Very Good	115	0.915	0.968	5.8%	0.944	0.993
Stories	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
1	928	0.922	0.982	6.4%	0.973	0.991
1.5	287	0.919	0.972	5.8%	0.957	0.988
2	182	0.930	0.976	5.0%	0.956	0.997
2.5	7	0.963	0.993	3.1%	0.922	1.064
3	22	0.985	1.057	7.3%	1.007	1.106

## Areas 48 & 76 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2006 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2006 UPPER 95% C.L. less than the overall weighted mean indicates that assessment levels may be relatively low. The overall 2006 weighted mean is 0.980.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

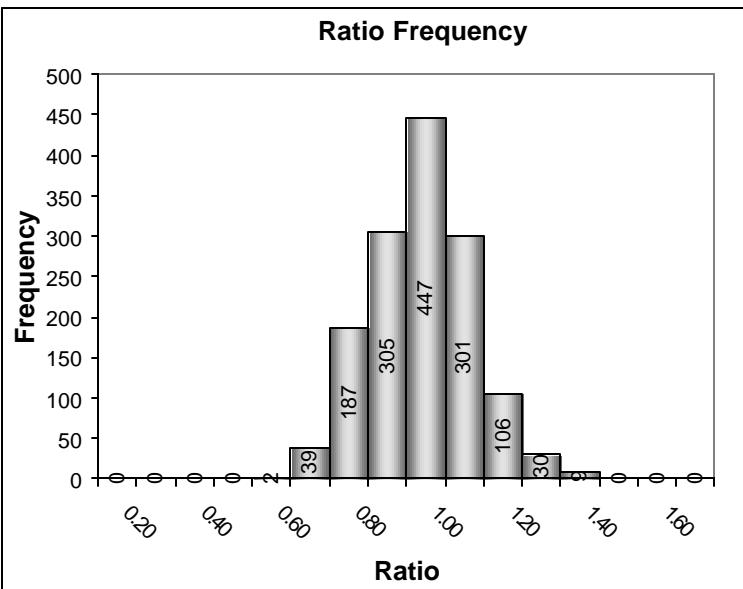
It is difficult to draw valid conclusions when the sales count is low.

Above Grade Living Area	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
450-750	93	0.917	0.985	7.4%	0.954	1.016
751-1000	450	0.920	0.982	6.8%	0.970	0.995
1001-1250	341	0.932	0.990	6.1%	0.975	1.004
1251-1500	215	0.907	0.963	6.2%	0.944	0.982
1501-2000	215	0.927	0.979	5.6%	0.959	0.998
2001-5500	112	0.940	0.978	4.0%	0.952	1.003
View Y/N	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
Y	410	0.920	0.973	5.7%	0.959	0.987
N	1016	0.926	0.983	6.2%	0.975	0.992
Wft Y/N	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
N	1426	0.924	0.980	6.0%	0.972	0.987
Area Sub	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
48-6	367	0.928	0.981	5.7%	0.968	0.993
48-9	374	0.923	0.978	6.0%	0.967	0.990
76-1	405	0.924	0.980	6.1%	0.965	0.996
76-8	280	0.919	0.979	6.5%	0.960	0.998
Lot Size	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
1001-3000	81	0.907	0.995	9.7%	0.963	1.027
3000-4500	281	0.918	0.970	5.7%	0.955	0.986
4501-5000	225	0.938	0.990	5.6%	0.973	1.007
5001-5500	159	0.914	0.967	5.8%	0.946	0.989
5501-6000	280	0.928	0.980	5.6%	0.963	0.996
6001-6500	200	0.927	0.980	5.7%	0.958	1.001
6501-7500	107	0.950	1.002	5.4%	0.975	1.028
7501-17000	93	0.895	0.969	8.3%	0.939	0.999

# Annual Update Ratio Study Report (Before)

## 2005 Assessments

<b>District/Team:</b> WC / TEAM 3	<b>Lien Date:</b> 01/01/2005	<b>Date of Report:</b> 7/20/2006	<b>Sales Dates:</b> 1/2003 - 12/2005
<b>Area</b> <b>48 &amp; 76</b>	<b>Appr ID:</b> <b>RPIE</b>	<b>Property Type:</b> <b>1 to 3 Unit Residences</b>	<b>Adjusted for time?:</b> <b>No</b>
<b>SAMPLE STATISTICS</b>			
<i>Sample size (n)</i> 1426			
<i>Mean Assessed Value</i> 350,500			
<i>Mean Sales Price</i> 379,300			
<i>Standard Deviation AV</i> 98,046			
<i>Standard Deviation SP</i> 115,594			
<b>ASSESSMENT LEVEL</b>			
<i>Arithmetic Mean Ratio</i> 0.940			
<i>Median Ratio</i> 0.948			
<i>Weighted Mean Ratio</i> 0.924			
<b>UNIFORMITY</b>			
<i>Lowest ratio</i> 0.563			
<i>Highest ratio:</i> 1.383			
<i>Coefficient of Dispersion</i> 11.14%			
<i>Standard Deviation</i> 0.132			
<i>Coefficient of Variation</i> 14.03%			
<i>Price Related Differential (PRD)</i> 1.017			
<b>RELIABILITY</b>			
<b>95% Confidence: Median</b>			
Lower limit 0.938			
Upper limit 0.956			
<b>95% Confidence: Mean</b>			
Lower limit 0.933			
Upper limit 0.947			
<b>SAMPLE SIZE EVALUATION</b>			
<i>N (population size)</i> 7351			
<i>B (acceptable error - in decimal)</i> 0.05			
<i>S (estimated from this sample)</i> 0.132			
<b>Recommended minimum:</b> 28			
<i>Actual sample size:</i> 1426			
<b>Conclusion:</b> OK			
<b>NORMALITY</b>			
<b>Binomial Test</b>			
# ratios below mean: 681			
# ratios above mean: 745			
z: 1.695			
<b>Conclusion:</b> <i>Normal*</i>			
<i>*i.e. no evidence of non-normality</i>			



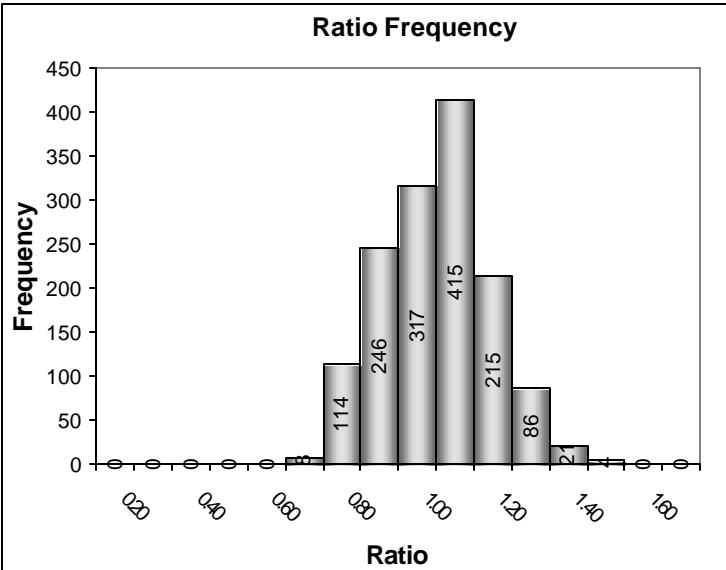
### COMMENTS:

1 to 3 Unit Residences throughout Areas 48 & 76

# Annual Update Ratio Study Report (After)

## 2006 Assessments

<b>District/Team:</b> WC / TEAM 3	<b>Lien Date:</b> 01/01/2006	<b>Date of Report:</b> 7/20/2006	<b>Sales Dates:</b> 1/2003 - 12/2005
<b>Area</b> <b>48 &amp; 76</b>	<b>Appr ID:</b> RPIE	<b>Property Type:</b> 1 to 3 Unit Residences	<b>Adjusted for time?:</b> No
<b>SAMPLE STATISTICS</b>			
<b>Sample size (n)</b> 1426 <b>Mean Assessed Value</b> 371,600 <b>Mean Sales Price</b> 379,300 <b>Standard Deviation AV</b> 100.713 <b>Standard Deviation SP</b> 115.594			
<b>ASSESSMENT LEVEL</b>			
<b>Arithmetic Mean Ratio</b> 0.999 <b>Median Ratio</b> 1.010 <b>Weighted Mean Ratio</b> 0.980			
<b>UNIFORMITY</b>			
<b>Lowest ratio</b> 0.623 <b>Highest ratio:</b> 1.434 <b>Coefficient of Dispersion</b> 11.06% <b>Standard Deviation</b> 0.139 <b>Coefficient of Variation</b> 13.94% <b>Price Related Differential (PRD)</b> 1.019			
<b>RELIABILITY</b>			
<b>95% Confidence: Median</b> Lower limit 0.995 Upper limit 1.018 <b>95% Confidence: Mean</b> Lower limit 0.991 Upper limit 1.006			
<b>SAMPLE SIZE EVALUATION</b>			
<b>N (population size)</b> 7351 <b>B (acceptable error - in decimal)</b> 0.05 <b>S (estimated from this sample)</b> 0.139 <b>Recommended minimum:</b> 31 <b>Actual sample size:</b> 1426 <b>Conclusion:</b> OK			
<b>NORMALITY</b>			
<b>Binomial Test</b> # ratios below mean: 681 # ratios above mean: 745 Z: 1.695 <b>Conclusion:</b> Normal* <i>*i.e. no evidence of non-normality</i>			



### COMMENTS:

1 to 3 Unit Residences throughout Areas 48 & 76

Both assessment level and uniformity have been improved by application of the recommended values.

## **Glossary for Improved Sales**

### **Condition: Relative to Age and Grade**

1= Poor	Many repairs needed. Showing serious deterioration
2= Fair	Some repairs needed immediately. Much deferred maintenance.
3= Average	Depending upon age of improvement; normal amount of upkeep for the age of the home.
4= Good	Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain
5= Very Good	Excellent maintenance and updating on home. Not a total renovation.

### **Residential Building Grades**

Grades 1 - 3	Falls short of minimum building standards. Normally cabin or inferior structure.
Grade 4	Generally older low quality construction. Does not meet code.
Grade 5	Lower construction costs and workmanship. Small, simple design.
Grade 6	Lowest grade currently meeting building codes. Low quality materials, simple designs.
Grade 7	Average grade of construction and design. Commonly seen in plats and older subdivisions.
Grade 8	Just above average in construction and design. Usually better materials in both the exterior and interior finishes.
Grade 9	Better architectural design, with extra exterior and interior design and quality.
Grade 10	Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage.
Grade 11	Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.
Grade 12	Custom design and excellent builders. All materials are of the highest quality and all conveniences are present.
Grade 13	Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.

***Improved Sales Used in this Annual Update Analysis***  
**Areas 48 & 76**  
**(1 to 3 Unit Residences)**

Area	Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
48	6	798740	0520	06/16/05	\$225,000	520	0	5	1917	3	5415	Y	N	3013 SW ADMIRAL WY
48	6	095200	5145	05/23/03	\$275,000	590	590	5	1919	5	3795	Y	N	4420 39TH AV SW
48	6	095200	4860	12/08/03	\$201,000	640	640	5	1917	3	2875	Y	N	4420 38TH AV SW
48	6	231390	0760	11/21/03	\$237,000	690	0	5	1919	4	2500	N	N	3422 40TH AV SW
48	6	757770	0046	10/13/05	\$299,990	600	0	6	1918	3	3329	N	N	3730 41ST AV SW
48	6	095200	4560	11/03/04	\$317,500	600	350	6	1912	4	3833	N	N	4410 37TH AV SW
48	6	095200	5205	10/28/05	\$331,000	610	610	6	1917	3	2875	Y	N	4446 39TH AV SW
48	6	929730	1680	01/10/03	\$249,950	640	640	6	1941	4	2160	N	N	4045 34TH AV SW
48	6	432120	0585	05/03/04	\$319,000	650	400	6	1917	4	4652	Y	N	3423 35TH AV SW
48	6	928580	0125	01/20/03	\$221,000	670	140	6	1919	3	5000	Y	N	3461 37TH AV SW
48	6	746590	0275	07/14/05	\$359,500	680	0	6	1908	4	5000	N	N	3407 38TH AV SW
48	6	548920	0275	08/21/05	\$310,000	690	0	6	1918	4	3300	Y	N	2714 37TH AV SW
48	6	095200	5155	08/01/03	\$263,500	710	620	6	1921	4	3795	Y	N	4424 39TH AV SW
48	6	095200	5425	03/10/03	\$258,000	710	580	6	1910	3	4313	N	N	4418 40TH AV SW
48	6	347580	0050	03/10/04	\$272,500	720	190	6	1926	4	4674	N	N	4072 SW HANFORD ST
48	6	095200	3615	08/25/03	\$215,000	720	0	6	1943	3	4945	N	N	4119 37TH AV SW
48	6	095200	3595	06/30/05	\$294,000	720	0	6	1943	4	4945	N	N	4111 37TH AV SW
48	6	095200	2755	06/25/04	\$253,700	720	0	6	1912	4	6100	N	N	4132 41ST AV SW
48	6	095200	1505	01/28/04	\$247,000	730	0	6	1951	3	5750	Y	N	4004 SW DAKOTA ST
48	6	095200	1445	09/27/04	\$248,000	730	0	6	1919	3	5750	N	N	4031 40TH AV SW
48	6	095200	0405	09/01/05	\$364,900	730	400	6	1918	3	5750	N	N	4061 36TH AV SW
48	6	301630	0300	02/22/03	\$228,000	730	200	6	1918	3	6211	N	N	3246 42ND AV SW
48	6	095200	3955	08/23/05	\$306,000	740	0	6	1923	3	4600	N	N	4112 36TH AV SW
48	6	746590	0170	07/14/03	\$249,950	750	0	6	1910	4	3750	N	N	3420 39TH AV SW
48	6	095200	5570	09/25/03	\$249,000	750	100	6	1940	3	5750	N	N	4429 40TH AV SW
48	6	095200	4100	04/23/04	\$290,000	770	350	6	1930	3	3750	N	N	4107 35TH AV SW
48	6	095200	5741	02/22/03	\$243,000	770	770	6	1944	4	5520	N	N	4446 41ST AV SW
48	6	928580	0755	04/01/03	\$210,000	770	0	6	1944	3	6100	N	N	3811 36TH AV SW
48	6	095200	3340	07/23/03	\$265,000	780	0	6	1918	3	3910	N	N	4111 38TH AV SW
48	6	095200	3620	01/31/03	\$230,000	780	0	6	1943	4	4945	N	N	4123 37TH AV SW

***Improved Sales Used in this Annual Update Analysis***  
**Areas 48 & 76**  
**(1 to 3 Unit Residences)**

Area	Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
48	6	095200	0900	03/19/04	\$323,000	790	360	6	1917	4	4025	Y	N	4039 38TH AV SW
48	6	870160	0270	11/08/04	\$295,000	800	0	6	1908	4	5000	N	N	3228 38TH AV SW
48	6	928580	0815	11/10/04	\$290,000	800	700	6	1943	2	6100	Y	N	3836 37TH AV SW
48	6	791510	0196	05/14/04	\$280,000	810	100	6	1918	4	2812	N	N	3919 SW HANFORD ST
48	6	095200	3435	03/28/05	\$355,700	820	0	6	1922	5	4025	Y	N	4155 38TH AV SW
48	6	870160	0155	05/13/05	\$333,500	820	0	6	1916	3	5000	N	N	3229 38TH AV SW
48	6	095200	0665	11/07/03	\$283,300	820	400	6	1944	3	5750	Y	N	4055 37TH AV SW
48	6	095200	5590	05/25/05	\$369,500	820	0	6	1940	4	5750	N	N	4437 40TH AV SW
48	6	764590	0305	02/11/05	\$250,000	830	0	6	1918	3	3680	N	N	3052 38TH AV SW
48	6	928580	0675	04/20/05	\$347,500	830	300	6	1941	4	3738	N	N	3502 SW ANDOVER ST
48	6	929730	1450	06/01/04	\$307,000	830	830	6	1942	5	4364	Y	N	4035 FAUNTLEROY WY SW
48	6	929730	0095	12/30/03	\$270,000	830	110	6	1912	3	5805	Y	N	3714 34TH AV SW
48	6	746590	0180	05/26/05	\$341,500	840	0	6	1924	3	3750	N	N	3424 39TH AV SW
48	6	095200	3315	12/03/04	\$232,000	850	0	6	1918	2	4178	N	N	4107 38TH AV SW
48	6	791510	0215	09/24/03	\$265,000	850	0	6	1912	4	5000	N	N	4009 SW HANFORD ST
48	6	787250	0135	12/01/05	\$335,000	850	0	6	1918	4	5000	N	N	3417 42ND AV SW
48	6	095200	2775	08/31/05	\$361,000	850	180	6	1929	5	5992	N	N	4142 41ST AV SW
48	6	095200	3980	08/13/03	\$260,000	860	0	6	1918	4	5175	N	N	4118 36TH AV SW
48	6	095200	0260	06/21/05	\$385,000	860	0	6	1926	3	5750	N	N	4054 36TH AV SW
48	6	757770	0465	09/10/03	\$306,000	870	0	6	1912	4	5175	N	N	4109 SW BRADFORD ST
48	6	929730	1590	05/13/04	\$325,000	870	300	6	1950	3	6497	Y	N	4034 34TH AV SW
48	6	095200	0840	06/17/04	\$363,000	880	800	6	1923	5	5750	N	N	4011 38TH AV SW
48	6	095200	0300	07/11/05	\$375,000	890	0	6	1941	3	4830	N	N	4013 36TH AV SW
48	6	929730	1480	07/22/04	\$296,700	900	0	6	1953	5	3628	Y	N	4115 FAUNTLEROY WY SW
48	6	929730	0540	06/28/04	\$360,000	900	780	6	1925	4	4000	Y	N	3848 34TH AV SW
48	6	095200	0820	04/23/03	\$267,500	900	0	6	1924	3	5750	N	N	4001 38TH AV SW
48	6	095200	0135	04/11/05	\$320,950	900	0	6	1940	4	5750	N	N	4059 35TH AV SW
48	6	095200	4915	10/31/05	\$320,000	910	340	6	1926	2	5750	N	N	4446 38TH AV SW
48	6	032400	0335	09/15/03	\$302,000	940	0	6	1924	4	4000	N	N	3610 42ND AV SW
48	6	095200	3880	03/09/04	\$230,000	950	0	6	1910	3	2875	N	N	4135 36TH AV SW
48	6	032400	0185	06/15/05	\$369,000	950	0	6	1929	4	5000	N	N	3702 42ND AV SW

***Improved Sales Used in this Annual Update Analysis***  
**Areas 48 & 76**  
**(1 to 3 Unit Residences)**

Area	Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
48	6	095200	0230	08/13/03	\$325,500	950	0	6	1926	3	5750	N	N	4040 36TH AV SW
48	6	791510	0185	09/14/05	\$393,000	960	120	6	1939	4	5562	N	N	3206 40TH AV SW
48	6	422940	0055	12/02/05	\$330,000	970	0	6	1909	3	5962	N	N	3274 42ND AV SW
48	6	928580	0665	05/27/03	\$230,000	970	0	6	1918	3	6266	N	N	3839 35TH AV SW
48	6	095200	0745	01/28/03	\$350,000	1000	950	6	1915	5	5750	Y	N	4030 38TH AV SW
48	6	095200	0745	05/24/05	\$495,000	1000	950	6	1915	5	5750	Y	N	4030 38TH AV SW
48	6	051300	0675	11/05/04	\$324,500	1030	120	6	1914	3	3040	N	N	2926 WALNUT AV SW
48	6	791510	0530	03/02/05	\$379,950	1030	1030	6	1910	5	5103	N	N	3247 WALNUT AV SW
48	6	934540	0680	11/29/04	\$339,000	1050	240	6	1918	3	4000	N	N	2610 39TH AV SW
48	6	746590	0040	07/02/04	\$250,000	1060	0	6	1916	2	5000	N	N	3270 39TH AV SW
48	6	095200	5610	03/31/05	\$302,175	1070	400	6	1907	3	5750	N	N	4449 40TH AV SW
48	6	798740	1040	11/09/05	\$404,500	1100	800	6	1912	4	5500	Y	N	3318 SW HINDS ST
48	6	095200	3350	11/05/03	\$296,000	1100	300	6	1915	3	5750	Y	N	4117 38TH AV SW
48	6	095200	3203	12/15/04	\$395,000	1120	560	6	2004	3	4830	Y	N	4110 39TH AV SW
48	6	095200	3210	12/29/04	\$222,950	1120	250	6	1923	2	5750	Y	N	4114 39TH AV SW
48	6	095200	3490	10/15/04	\$325,000	1200	780	6	1946	3	4600	Y	N	4116 38TH AV SW
48	6	095200	3360	05/13/05	\$361,000	1270	240	6	1922	4	4600	Y	N	4121 38TH AV SW
48	6	095200	2005	08/23/04	\$365,000	1290	0	6	1929	4	5750	N	N	4041 42ND AV SW
48	6	095200	1465	03/05/04	\$295,000	1310	0	6	1917	3	5750	N	N	4041 40TH AV SW
48	6	929730	1735	08/16/05	\$432,500	1480	0	6	1929	4	4000	Y	N	4010 35TH AV SW
48	6	095200	1520	08/13/03	\$340,000	1880	0	6	1945	4	5750	N	N	4008 41ST AV SW
48	6	231390	0240	05/22/03	\$346,250	620	90	7	1919	4	5000	N	N	3261 40TH AV SW
48	6	095200	1545	10/04/05	\$324,000	700	0	7	1918	3	5750	N	N	4016 41ST AV SW
48	6	501950	0215	07/11/03	\$335,000	730	400	7	1929	4	4000	N	N	2644 WALNUT AV SW
48	6	928580	0070	07/23/04	\$332,000	800	0	7	1940	4	5000	N	N	3457 36TH AV SW
48	6	095200	2435	07/19/05	\$434,000	810	310	7	1940	4	4125	N	N	4102 42ND AV SW
48	6	095200	2435	05/16/05	\$355,000	810	310	7	1940	4	4125	N	N	4102 42ND AV SW
48	6	231390	0115	03/28/05	\$352,000	810	300	7	1941	4	5821	N	N	3257 39TH AV SW
48	6	083800	0040	05/12/04	\$350,000	830	270	7	1923	4	3680	N	N	2716 39TH AV SW
48	6	635600	0027	03/24/05	\$435,000	830	250	7	1918	5	5880	N	N	3906 SW LANDER ST
48	6	032400	0585	11/26/03	\$315,000	840	0	7	1918	3	3125	N	N	3717 42ND AV SW

***Improved Sales Used in this Annual Update Analysis***  
**Areas 48 & 76**  
**(1 to 3 Unit Residences)**

Area	Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
48	6	928580	0456	07/21/03	\$392,423	850	850	7	1942	4	5627	Y	N	3734 BELVIDERE AV SW
48	6	083800	0045	04/22/03	\$278,000	858	400	7	1923	3	3680	N	N	2720 39TH AV SW
48	6	051300	0450	10/25/04	\$350,000	860	0	7	1924	4	3015	N	N	4014 SW HANFORD ST
48	6	928580	0596	06/19/03	\$276,600	860	0	7	1928	3	3750	N	N	3516 SW CHARLESTOWN ST
48	6	928580	0030	01/12/05	\$399,950	860	860	7	1949	5	5000	N	N	3514 SW MANNING ST
48	6	301630	0165	10/20/03	\$399,950	870	0	7	1916	4	5000	N	N	3231 42ND AV SW
48	6	608710	1145	10/26/05	\$352,500	870	0	7	1917	3	7735	N	N	2649 41ST AV SW
48	6	757820	0225	02/21/03	\$313,000	880	500	7	1946	4	4800	N	N	3453 WALNUT AV SW
48	6	757820	0215	07/16/04	\$331,000	880	0	7	1946	3	4800	N	N	3447 WALNUT AV SW
48	6	095200	5760	06/21/05	\$359,500	880	650	7	1911	4	5750	N	N	4456 41ST AV SW
48	6	095200	0045	11/25/03	\$242,000	890	170	7	1929	3	5060	Y	N	4015 35TH AV SW
48	6	095200	3305	05/28/04	\$315,000	890	0	7	1919	4	5060	N	N	4103 38TH AV SW
48	6	757820	0005	12/10/04	\$350,001	900	450	7	1941	4	4836	N	N	3442 40TH AV SW
48	6	095200	0115	05/27/04	\$325,000	900	420	7	1942	3	5750	N	N	4049 35TH AV SW
48	6	928580	0496	05/19/04	\$310,000	910	400	7	1930	4	3680	N	N	3603 SW MANNING ST
48	6	928580	0515	07/24/05	\$373,650	910	500	7	1927	4	4048	N	N	3723 36TH AV SW
48	6	757770	0101	04/21/05	\$316,000	910	0	7	1929	3	5180	N	N	3725 42ND AV SW
48	6	095200	3645	10/26/05	\$389,950	910	460	7	1952	3	5750	N	N	4137 37TH AV SW
48	6	300980	0045	03/26/03	\$343,000	920	450	7	1922	3	4750	N	N	3022 39TH AV SW
48	6	432120	0670	01/18/05	\$368,500	920	510	7	1946	5	5000	N	N	3416 37TH AV SW
48	6	432120	0670	10/28/05	\$385,000	920	510	7	1946	5	5000	N	N	3416 37TH AV SW
48	6	132403	9090	08/09/03	\$329,950	920	300	7	1947	3	5526	Y	N	3818 33RD AV SW
48	6	095200	4755	08/18/03	\$254,000	920	0	7	1916	3	5750	N	N	4427 37TH AV SW
48	6	231390	0070	02/02/04	\$325,000	920	0	7	1924	3	5821	N	N	3281 39TH AV SW
48	6	928580	0676	03/29/05	\$432,000	930	180	7	1918	4	4524	N	N	3506 SW ANDOVER ST
48	6	231390	0630	06/23/03	\$359,950	940	140	7	1917	4	5500	N	N	3436 WALNUT AV SW
48	6	928580	0655	06/14/04	\$300,000	950	460	7	1950	3	4744	N	N	3835 35TH AV SW
48	6	757770	0186	04/10/03	\$335,000	960	600	7	1924	4	3600	N	N	3820 42ND AV SW
48	6	432120	0700	11/11/04	\$377,000	960	100	7	1925	4	5000	N	N	3432 37TH AV SW
48	6	929730	0615	09/11/03	\$279,000	980	450	7	1955	3	3387	Y	N	3850 33RD AV SW
48	6	032400	0135	03/22/03	\$345,000	980	600	7	1937	5	5000	N	N	3719 41ST AV SW

***Improved Sales Used in this Annual Update Analysis***  
**Areas 48 & 76**  
**(1 to 3 Unit Residences)**

Area	Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
48	6	764590	0290	09/08/03	\$336,000	990	0	7	1918	3	3680	N	N	3053 BELVIDERE AV SW
48	6	231390	0861	04/05/05	\$438,000	990	990	7	1938	5	4125	N	N	3907 SW HINDS ST
48	6	928580	0415	05/21/04	\$284,500	990	0	7	1943	3	5000	N	N	3707 37TH AV SW
48	6	757820	0130	04/22/05	\$445,000	990	290	7	1946	4	5000	N	N	3454 WALNUT AV SW
48	6	757770	0335	04/11/05	\$460,000	990	390	7	1939	4	5175	N	N	3910 40TH AV SW
48	6	300980	0230	08/29/03	\$300,000	1000	210	7	1919	4	3515	N	N	3043 38TH AV SW
48	6	231390	0460	12/23/04	\$385,000	1000	120	7	1947	4	4500	N	N	3432 41ST AV SW
48	6	300980	0200	10/29/04	\$399,950	1010	720	7	1920	4	3800	N	N	3031 38TH AV SW
48	6	432120	0150	12/05/05	\$429,000	1010	700	7	1955	3	5000	Y	N	3261 37TH AV SW
48	6	746590	0060	05/04/04	\$335,100	1010	0	7	1915	3	5864	N	N	3816 SW HINDS ST
48	6	422940	0030	05/17/05	\$430,000	1020	0	7	1927	3	4093	N	N	3260 42ND AV SW
48	6	957780	0115	12/27/04	\$315,000	1020	0	7	1921	4	5000	N	N	2753 37TH AV SW
48	6	870160	0185	07/25/05	\$520,000	1020	990	7	1913	5	5000	N	N	3215 38TH AV SW
48	6	757820	0105	05/12/05	\$325,000	1020	0	7	1908	3	7165	N	N	3440 WALNUT AV SW
48	6	296090	0075	06/05/03	\$315,000	1030	170	7	1940	4	4000	N	N	3045 37TH AV SW
48	6	928580	0105	08/24/05	\$385,000	1030	0	7	1928	3	4000	N	N	3441 37TH AV SW
48	6	928580	0585	10/22/05	\$425,500	1030	800	7	1929	3	4437	N	N	3721 35TH AV SW
48	6	757820	0245	05/05/03	\$360,000	1030	0	7	1910	4	4800	N	N	3463 WALNUT AV SW
48	6	757770	0530	10/16/03	\$345,000	1030	700	7	1925	3	5175	N	N	3903 42ND AV SW
48	6	347580	0030	04/29/05	\$326,000	1040	500	7	1927	4	3485	N	N	4050 SW HANFORD ST
48	6	929730	0605	06/27/05	\$450,000	1040	700	7	1926	4	3924	Y	N	3840 33RD AV SW
48	6	929730	0210	12/09/05	\$412,000	1040	270	7	1950	3	4000	N	N	3722 35TH AV SW
48	6	870160	0165	01/27/03	\$259,950	1040	0	7	1913	3	5000	N	N	3225 38TH AV SW
48	6	757770	0145	07/30/03	\$380,000	1040	640	7	1914	4	5175	N	N	3809 42ND AV SW
48	6	757770	0236	07/24/03	\$378,000	1050	810	7	1961	4	4770	N	N	4015 SW CHARLESTOWN ST
48	6	301630	0420	05/13/04	\$349,000	1050	880	7	1941	4	4817	N	N	3202 41ST AV SW
48	6	301630	0265	08/25/03	\$300,000	1050	480	7	1914	3	5000	N	N	3226 42ND AV SW
48	6	095200	0055	10/22/03	\$329,850	1050	450	7	1927	4	5750	Y	N	4021 35TH AV SW
48	6	095200	0570	03/15/04	\$409,950	1050	1040	7	1974	4	5750	Y	N	4011 37TH AV SW
48	6	095200	2825	11/11/04	\$395,000	1050	700	7	1952	3	5750	Y	N	4107 40TH AV SW
48	6	095200	0195	11/04/03	\$312,000	1060	900	7	1954	3	4600	N	N	4022 36TH AV SW

***Improved Sales Used in this Annual Update Analysis***  
**Areas 48 & 76**  
**(1 to 3 Unit Residences)**

Area	Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
48	6	934540	0570	10/25/05	\$399,950	1060	0	7	1910	3	5000	N	N	2666 39TH AV SW
48	6	746590	0215	05/11/04	\$327,000	1070	0	7	1913	4	5000	N	N	3437 38TH AV SW
48	6	791510	0340	02/06/03	\$335,000	1070	500	7	1974	3	5000	N	N	3238 WALNUT AV SW
48	6	548920	0045	02/20/04	\$335,000	1070	0	7	1909	3	5000	N	N	2722 38TH AV SW
48	6	746590	0215	07/29/05	\$407,000	1070	0	7	1913	4	5000	N	N	3437 38TH AV SW
48	6	746590	0355	01/03/05	\$469,950	1070	1070	7	1946	5	5000	Y	N	3432 38TH AV SW
48	6	095200	3635	10/06/04	\$300,000	1070	0	7	1920	4	5750	N	N	4131 37TH AV SW
48	6	095200	3045	06/06/05	\$424,950	1070	800	7	1951	4	5750	N	N	4150 40TH AV SW
48	6	757770	0350	03/23/04	\$305,000	1090	180	7	1941	4	5175	Y	N	3925 39TH AV SW
48	6	757770	0350	08/18/04	\$395,000	1090	180	7	1941	4	5175	Y	N	3925 39TH AV SW
48	6	608710	1075	02/13/03	\$375,000	1090	0	7	1906	4	5950	N	N	2621 41ST AV SW
48	6	757770	0440	01/07/04	\$350,000	1100	0	7	1917	3	4600	N	N	3920 42ND AV SW
48	6	432120	0265	11/18/05	\$400,000	1100	330	7	1923	4	5000	Y	N	3275 36TH AV SW
48	6	231390	0361	03/26/03	\$409,949	1100	1100	7	1915	5	5500	N	N	3261 WALNUT AV SW
48	6	095200	3095	10/05/05	\$479,000	1100	120	7	2003	3	5750	N	N	4117 39TH AV SW
48	6	095200	5500	12/28/04	\$353,003	1110	0	7	1917	4	5750	N	N	4452 40TH AV SW
48	6	095200	2854	10/18/05	\$399,000	1120	0	7	1930	4	4408	N	N	4119 40TH AV SW
48	6	929730	0330	02/06/03	\$360,000	1120	820	7	1963	4	4510	Y	N	3869 34TH AV SW
48	6	746590	0080	08/14/03	\$339,950	1120	1010	7	1910	4	5000	N	N	3275 38TH AV SW
48	6	432120	0020	08/25/05	\$435,000	1130	400	7	1955	3	5705	N	N	3269 BELVIDERE AV SW
48	6	746590	0235	10/14/04	\$415,000	1140	1100	7	1918	4	5000	N	N	3427 38TH AV SW
48	6	083800	0100	01/20/04	\$300,000	1150	0	7	1924	3	4232	N	N	2761 38TH AV SW
48	6	757770	0060	06/24/05	\$399,718	1150	0	7	1944	3	4991	N	N	4052 SW CHARLESTOWN ST
48	6	231390	0510	05/18/05	\$465,000	1160	120	7	1909	4	5000	N	N	3423 WALNUT AV SW
48	6	095200	1710	06/10/05	\$469,000	1160	470	7	1947	3	5750	N	N	4033 41ST AV SW
48	6	929730	1420	07/05/05	\$401,000	1160	180	7	1958	3	6416	Y	N	3307 SW ANDOVER ST
48	6	746590	0520	04/16/03	\$293,000	1170	0	7	1910	3	3559	N	N	3756 SW HINDS ST
48	6	929730	0625	02/19/04	\$330,000	1170	740	7	1985	3	5440	Y	N	3860 33RD AV SW
48	6	870160	0060	02/21/03	\$289,000	1180	0	7	2002	3	5000	N	N	3228 39TH AV SW
48	6	870160	0030	05/04/05	\$462,500	1190	400	7	1929	3	5000	N	N	3212 39TH AV SW
48	6	928580	0155	03/28/05	\$434,000	1190	500	7	1950	4	5045	N	N	3443 BELVIDERE AV SW

***Improved Sales Used in this Annual Update Analysis***  
**Areas 48 & 76**  
**(1 to 3 Unit Residences)**

Area	Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
48	6	095200	3220	06/02/04	\$335,000	1190	800	7	1959	3	5750	Y	N	4118 39TH AV SW
48	6	928580	0870	03/25/04	\$339,500	1190	320	7	1944	3	6222	Y	N	3825 37TH AV SW
48	6	957780	0125	06/24/04	\$417,400	1200	500	7	1954	5	5400	Y	N	2757 37TH AV SW
48	6	095200	0246	11/04/03	\$319,000	1200	350	7	1944	3	5750	N	N	4048 36TH AV SW
48	6	051300	0455	11/02/04	\$446,950	1210	0	7	1925	4	3440	N	N	3038 WALNUT AV SW
48	6	083800	0080	08/12/04	\$386,000	1210	200	7	1926	5	3680	N	N	2914 39TH AV SW
48	6	083800	0160	12/16/04	\$375,000	1210	600	7	1957	3	3680	N	N	2709 38TH AV SW
48	6	791510	0145	08/18/03	\$299,950	1210	0	7	1915	3	5562	N	N	3226 40TH AV SW
48	6	095200	4850	10/19/04	\$399,500	1210	600	7	2004	3	5750	Y	N	4416 38TH AV SW
48	6	928580	0055	12/07/05	\$419,000	1230	0	7	1912	3	5077	N	N	3441 36TH AV SW
48	6	928580	0165	04/22/03	\$330,000	1250	0	7	1912	3	5000	Y	N	3453 BELVIDERE AV SW
48	6	231390	0785	08/19/04	\$495,000	1250	700	7	1915	5	5000	N	N	3436 40TH AV SW
48	6	231390	0820	09/26/03	\$289,000	1250	0	7	1974	3	5821	N	N	3425 39TH AV SW
48	6	083800	0005	12/02/05	\$350,000	1260	0	7	1926	3	3404	N	N	2702 39TH AV SW
48	6	083800	0135	03/08/04	\$482,000	1260	800	7	1926	5	3680	N	N	2729 38TH AV SW
48	6	764590	0240	05/11/04	\$330,000	1270	240	7	1926	3	3680	N	N	3015 BELVIDERE AV SW
48	6	095200	0385	03/17/05	\$454,000	1270	800	7	1947	4	5750	N	N	4051 36TH AV SW
48	6	929730	0350	09/28/05	\$482,000	1280	0	7	1926	4	4000	Y	N	3862 35TH AV SW
48	6	282460	0270	09/16/05	\$452,500	1280	0	7	1910	4	5042	Y	N	3233 37TH AV SW
48	6	095200	3370	03/17/05	\$390,000	1290	340	7	1922	4	5175	Y	N	4125 38TH AV SW
48	6	791510	0055	03/20/03	\$289,000	1300	0	7	1906	3	5562	N	N	3227 39TH AV SW
48	6	928580	0615	01/06/03	\$370,000	1310	500	7	1928	3	5000	N	N	3708 36TH AV SW
48	6	929730	0375	05/24/05	\$449,500	1320	500	7	1927	4	4000	Y	N	3842 35TH AV SW
48	6	870160	0210	11/19/03	\$370,000	1330	500	7	1987	4	2500	N	N	3203 38TH AV SW
48	6	870160	0215	11/10/03	\$362,500	1330	500	7	1987	4	2500	N	N	3201 38TH AV SW
48	6	929730	0300	03/23/05	\$434,550	1330	400	7	1926	5	4000	N	N	3849 34TH AV SW
48	6	757820	0205	02/15/05	\$371,100	1330	0	7	1907	4	4320	N	N	3441 WALNUT AV SW
48	6	095200	1660	02/23/05	\$395,000	1330	0	7	1915	4	5750	Y	N	4007 41ST AV SW
48	6	929730	0385	12/01/04	\$329,900	1340	780	7	1938	3	4000	Y	N	3832 35TH AV SW
48	6	282460	0290	09/29/05	\$525,000	1340	280	7	1941	3	5058	Y	N	3243 37TH AV SW
48	6	432120	0390	10/16/03	\$428,500	1350	0	7	1929	4	4100	Y	N	3276 36TH AV SW

***Improved Sales Used in this Annual Update Analysis***  
**Areas 48 & 76**  
**(1 to 3 Unit Residences)**

Area	Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
48	6	231390	0295	06/15/03	\$326,915	1360	200	7	1928	3	3750	N	N	3264 41ST AV SW
48	6	929730	0380	07/22/03	\$316,000	1370	850	7	1927	4	4000	Y	N	3836 35TH AV SW
48	6	095200	0890	05/12/04	\$372,000	1370	0	7	1994	3	4025	Y	N	4035 38TH AV SW
48	6	928580	0020	10/17/03	\$396,000	1380	800	7	1928	4	4550	Y	N	3617 35TH AV SW
48	6	746590	0100	06/08/04	\$570,000	1390	600	7	1910	5	5000	N	N	3263 38TH AV SW
48	6	691120	0145	11/03/05	\$645,000	1390	500	7	1937	4	10000	Y	N	3006 36TH AV SW
48	6	929730	0335	04/05/05	\$349,000	1400	150	7	1926	3	4510	Y	N	3878 35TH AV SW
48	6	095200	3188	07/07/03	\$390,000	1400	800	7	1922	4	4830	Y	N	4104 39TH AV SW
48	6	095200	0765	04/30/04	\$387,500	1410	700	7	1955	3	4822	N	N	4038 38TH AV SW
48	6	231390	0470	08/05/04	\$436,950	1410	0	7	1925	3	5000	N	N	3436 41ST AV SW
48	6	691120	0170	07/15/03	\$542,000	1420	470	7	1938	4	11400	Y	N	3032 36TH AV SW
48	6	929730	1635	03/17/05	\$393,000	1430	500	7	1926	4	4010	Y	N	4001 34TH AV SW
48	6	746590	0110	07/07/04	\$463,000	1430	500	7	1928	5	5000	N	N	3259 38TH AV SW
48	6	432120	0710	07/16/03	\$339,000	1440	0	7	1929	3	5000	Y	N	3436 37TH AV SW
48	6	095200	1280	02/06/03	\$354,500	1440	0	7	1930	3	5750	Y	N	4024 40TH AV SW
48	6	934540	0580	03/28/05	\$410,000	1450	0	7	1908	3	5000	N	N	2676 39TH AV SW
48	6	095200	5000	09/09/05	\$450,000	1450	250	7	1925	5	5750	Y	N	4411 38TH AV SW
48	6	928580	0570	04/27/04	\$419,900	1470	120	7	1928	4	4482	N	N	3707 35TH AV SW
48	6	928580	0195	05/01/03	\$369,900	1470	900	7	1921	3	5000	Y	N	3446 38TH AV SW
48	6	757770	0005	03/09/04	\$370,000	1480	0	7	1921	4	4882	N	N	3728 40TH AV SW
48	6	757770	0520	11/26/03	\$415,000	1480	0	7	1919	4	5175	N	N	3915 42ND AV SW
48	6	095200	0715	06/21/04	\$300,000	1480	0	7	1927	2	5750	Y	N	4016 38TH AV SW
48	6	929730	0545	02/05/04	\$365,000	1500	600	7	1924	4	4000	Y	N	3844 34TH AV SW
48	6	928580	0820	07/11/03	\$315,000	1500	1270	7	1975	3	6100	Y	N	3830 37TH AV SW
48	6	928580	0200	11/23/04	\$414,000	1510	0	7	1913	3	5038	Y	N	3442 38TH AV SW
48	6	282460	0235	05/22/03	\$355,000	1510	1150	7	1992	3	5300	Y	N	3217 37TH AV SW
48	6	929730	0235	11/18/03	\$434,500	1510	630	7	1925	4	6293	Y	N	3702 35TH AV SW
48	6	501950	0035	08/06/03	\$395,000	1530	0	7	1910	4	5200	N	N	2618 41ST AV SW
48	6	051300	0140	08/12/03	\$355,950	1550	120	7	1908	5	5480	N	N	2907 39TH AV SW
48	6	501950	0148	06/24/04	\$449,000	1560	450	7	1906	4	5000	N	N	2616 WALNUT AV SW
48	6	929730	0585	08/17/04	\$425,000	1570	840	7	1926	4	4000	Y	N	3812 34TH AV SW

***Improved Sales Used in this Annual Update Analysis***  
**Areas 48 & 76**  
**(1 to 3 Unit Residences)**

Area	Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
48	6	928580	0590	05/01/05	\$434,000	1570	0	7	1928	5	4108	Y	N	3725 35TH AV SW
48	6	934540	0530	07/15/03	\$338,500	1574	0	7	1908	3	5000	N	N	2673 38TH AV SW
48	6	083800	0065	09/12/03	\$389,500	1580	590	7	1927	4	3680	N	N	2902 39TH AV SW
48	6	300980	0185	11/18/05	\$410,000	1580	0	7	1924	4	3800	N	N	3029 38TH AV SW
48	6	095200	0075	07/19/03	\$310,000	1580	300	7	1927	4	5750	Y	N	4029 35TH AV SW
48	6	095200	0075	05/18/04	\$404,000	1580	300	7	1927	4	5750	Y	N	4029 35TH AV SW
48	6	095200	0650	06/14/04	\$379,900	1580	940	7	1925	3	6440	Y	N	4049 37TH AV SW
48	6	764590	0070	05/12/03	\$401,500	1590	260	7	1926	4	3680	Y	N	3053 36TH AV SW
48	6	051300	0645	03/03/03	\$363,500	1590	0	7	1908	3	4485	N	N	4022 SW STEVENS ST
48	6	929730	0575	03/23/04	\$359,000	1600	0	7	1925	3	4000	Y	N	3820 34TH AV SW
48	6	095200	2330	10/06/05	\$535,000	1610	0	7	1925	3	5750	N	N	4111 42ND AV SW
48	6	934540	0415	08/22/05	\$459,500	1620	0	7	1923	4	5000	N	N	2616 38TH AV SW
48	6	296090	0045	06/24/03	\$385,000	1630	700	7	1940	4	6000	N	N	3031 37TH AV SW
48	6	095200	0015	12/15/04	\$339,000	1670	0	7	1928	3	5060	Y	N	4007 35TH AV SW
48	6	095200	1235	09/30/05	\$400,000	1730	300	7	1922	3	5750	N	N	4002 40TH AV SW
48	6	095200	0030	07/28/05	\$423,000	1750	120	7	1928	5	4945	Y	N	4011 35TH AV SW
48	6	051300	0280	06/18/04	\$419,500	1750	490	7	1942	3	5750	N	N	3011 39TH AV SW
48	6	095200	5085	11/09/04	\$370,000	1760	0	7	1907	5	5750	Y	N	4453 38TH AV SW
48	6	746590	0455	03/25/05	\$390,000	1760	810	7	1973	3	6250	N	N	3250 38TH AV SW
48	6	051300	0550	12/09/03	\$319,500	1790	730	7	1957	3	5980	N	N	3000 WALNUT AV SW
48	6	928580	0730	05/14/04	\$440,000	1820	0	7	1925	4	6100	N	N	3810 36TH AV SW
48	6	928580	0135	04/05/04	\$519,000	1830	920	7	1971	4	5000	Y	N	3456 BELVIDERE AV SW
48	6	757820	0500	06/15/05	\$585,100	1850	990	7	1929	5	7337	N	N	3711 39TH AV SW
48	6	095200	0980	10/24/05	\$560,000	1870	0	7	1915	4	6038	Y	N	4008 39TH AV SW
48	6	929730	0250	06/10/03	\$345,000	1880	150	7	1968	4	4000	Y	N	3809 34TH AV SW
48	6	422940	0095	06/11/04	\$435,000	1880	0	7	1912	4	5954	N	N	3275 41ST AV SW
48	6	132403	9080	10/31/05	\$400,000	1890	500	7	1953	3	5998	Y	N	3824 33RD AV SW
48	6	928580	0965	11/10/04	\$755,000	1900	300	7	1925	5	9851	Y	N	3812 39TH AV SW
48	6	957780	0180	03/02/05	\$400,000	1980	0	7	1912	2	5000	N	N	2742 BELVIDERE AV SW
48	6	928580	0277	12/23/05	\$568,000	1990	0	7	1910	3	4550	N	N	3716 39TH AV SW
48	6	095200	5305	02/20/04	\$350,000	2000	0	7	1977	3	5750	N	N	4421 39TH AV SW

***Improved Sales Used in this Annual Update Analysis***  
**Areas 48 & 76**  
**(1 to 3 Unit Residences)**

Area	Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
48	6	231390	0330	07/29/03	\$399,950	2030	700	7	1928	4	5000	N	N	3279 WALNUT AV SW
48	6	095200	4735	02/23/05	\$417,000	2040	800	7	1987	3	5750	N	N	4417 37TH AV SW
48	6	928580	0625	05/10/04	\$455,000	2150	0	7	1988	3	6337	Y	N	3801 35TH AV SW
48	6	929730	0560	06/09/05	\$599,950	910	910	8	1925	5	4000	Y	N	3832 34TH AV SW
48	6	928580	0320	10/04/04	\$425,000	1010	1010	8	1983	3	6222	Y	N	3723 BELVIDERE AV SW
48	6	757820	0360	11/21/05	\$430,000	1070	200	8	1949	3	5000	N	N	3719 40TH AV SW
48	6	095200	3155	04/25/05	\$430,000	1090	800	8	1950	4	5750	Y	N	4147 39TH AV SW
48	6	934590	0095	04/12/04	\$413,950	1150	1150	8	1927	4	3600	N	N	2607 39TH AV SW
48	6	422940	0140	12/06/04	\$439,950	1150	1000	8	1948	4	5001	N	N	3251 41ST AV SW
48	6	432120	0460	03/15/04	\$440,000	1160	860	8	1942	4	5792	Y	N	3255 35TH AV SW
48	6	432120	0460	04/06/05	\$450,000	1160	860	8	1942	4	5792	Y	N	3255 35TH AV SW
48	6	928580	0216	08/18/05	\$442,000	1200	0	8	1931	3	3333	N	N	3453 38TH AV SW
48	6	929730	0145	03/04/05	\$468,500	1210	740	8	1965	4	4830	Y	N	3667 33RD AV SW
48	6	282460	0250	10/14/03	\$366,000	1210	1210	8	1950	4	5027	Y	N	3223 37TH AV SW
48	6	757770	0505	05/18/04	\$450,000	1230	800	8	1931	5	3000	N	N	3921 42ND AV SW
48	6	548920	0235	04/01/05	\$490,000	1230	700	8	1947	4	5300	Y	N	2703 BELVIDERE AV SW
48	6	691120	0155	01/29/03	\$450,000	1230	0	8	1937	3	10000	Y	N	3016 36TH AV SW
48	6	929730	0045	05/06/05	\$580,000	1270	700	8	1929	5	4166	Y	N	3607 33RD AV SW
48	6	296090	0060	08/30/04	\$375,000	1270	1070	8	1946	5	5000	N	N	3041 37TH AV SW
48	6	764590	0225	02/11/04	\$393,000	1290	400	8	1928	3	3680	N	N	3001 BELVIDERE AV SW
48	6	929730	0260	01/09/04	\$449,950	1290	0	8	1965	4	4000	Y	N	3817 34TH AV SW
48	6	929730	0260	07/18/05	\$575,000	1290	0	8	1965	4	4000	Y	N	3817 34TH AV SW
48	6	691120	0165	07/16/04	\$560,000	1290	310	8	1937	4	10000	Y	N	3026 36TH AV SW
48	6	928580	0976	06/01/05	\$535,050	1310	1310	8	1956	4	4964	Y	N	3827 38TH AV SW
48	6	051300	0165	03/21/03	\$359,950	1340	0	8	1904	3	4960	N	N	2911 39TH AV SW
48	6	791510	0455	05/03/05	\$494,000	1340	500	8	1948	4	5003	N	N	3215 WALNUT AV SW
48	6	132403	9096	09/21/05	\$584,000	1360	850	8	1954	3	4850	Y	N	3252 35TH AV SW
48	6	548920	0355	03/25/04	\$505,000	1370	100	8	1929	4	5000	Y	N	2752 37TH AV SW
48	6	095200	1620	09/24/04	\$420,000	1390	800	8	1968	3	4600	Y	N	4050 41ST AV SW
48	6	928580	0455	07/21/03	\$452,000	1490	0	8	1990	4	7123	Y	N	3740 BELVIDERE AV SW
48	6	957780	0105	07/16/03	\$476,500	1500	500	8	1929	4	5000	N	N	2747 37TH AV SW

***Improved Sales Used in this Annual Update Analysis***  
**Areas 48 & 76**  
**(1 to 3 Unit Residences)**

Area	Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
48	6	095200	0215	11/20/03	\$400,000	1510	1150	8	1948	4	8625	N	N	4034 36TH AV SW
48	6	928580	0405	10/31/05	\$518,000	1520	300	8	1948	3	5000	Y	N	3743 SW MANNING ST
48	6	422940	0250	07/28/03	\$415,000	1530	0	8	1928	4	3737	N	N	3437 41ST AV SW
48	6	929730	0050	06/21/04	\$520,000	1540	810	8	1984	3	3598	Y	N	3613 33RD AV SW
48	6	929730	1428	08/27/04	\$447,500	1550	280	8	1930	4	5329	Y	N	4019 FAUNTLEROY WY SW
48	6	422940	0240	06/27/05	\$560,000	1560	800	8	1929	3	3985	N	N	3438 42ND AV SW
48	6	083800	0170	07/19/05	\$594,000	1590	0	8	1927	3	3680	N	N	2701 38TH AV SW
48	6	757770	0371	03/22/05	\$602,000	1590	0	8	1927	4	5175	N	N	3903 39TH AV SW
48	6	857540	0180	03/25/04	\$594,000	1590	1050	8	1951	4	6100	Y	N	3242 36TH AV SW
48	6	300980	0130	09/21/04	\$474,950	1640	0	8	1926	4	4750	N	N	3003 38TH AV SW
48	6	757770	0441	06/18/05	\$518,000	1640	930	8	1994	3	5750	Y	N	3924 42ND AV SW
48	6	957780	0085	04/07/04	\$540,000	1650	550	8	1926	4	5000	N	N	2737 37TH AV SW
48	6	432120	0970	05/28/04	\$433,000	1680	500	8	1930	4	4976	Y	N	3401 BELVIDERE AV SW
48	6	928580	0300	06/19/03	\$415,000	1680	250	8	1931	4	5000	N	N	3702 39TH AV SW
48	6	231390	0360	08/27/03	\$397,000	1690	450	8	1929	3	4500	N	N	3265 WALNUT AV SW
48	6	934540	0360	04/12/05	\$562,000	1690	140	8	1925	5	5000	N	N	2621 BELVIDERE AV SW
48	6	757770	0395	07/21/03	\$430,000	1690	0	8	1929	4	5175	N	N	3923 40TH AV SW
48	6	296090	0005	09/07/04	\$410,000	1710	0	8	1932	3	6200	Y	N	3001 37TH AV SW
48	6	032400	0310	08/12/04	\$440,000	1720	400	8	1928	4	4000	N	N	3618 42ND AV SW
48	6	095200	2340	06/30/05	\$525,000	1720	0	8	1915	4	5750	N	N	4117 42ND AV SW
48	6	798740	1085	12/18/03	\$430,000	1730	0	8	1999	3	2500	Y	N	3303 34TH AV SW
48	6	764590	0345	11/09/04	\$565,000	1730	400	8	2000	3	3680	N	N	3022 38TH AV SW
48	6	787250	0165	08/17/05	\$565,000	1750	350	8	1931	4	4070	N	N	3401 42ND AV SW
48	6	095200	3245	10/22/04	\$450,000	1750	500	8	1994	3	4313	Y	N	4132 39TH AV SW
48	6	857540	0105	06/28/04	\$635,000	1790	0	8	1910	5	4000	Y	N	3517 SW HANFORD ST
48	6	791510	0420	12/13/04	\$470,000	1790	500	8	1930	3	5000	N	N	4019 SW HANFORD ST
48	6	757770	0346	06/18/04	\$525,000	1800	0	8	1929	3	5310	Y	N	3924 40TH AV SW
48	6	300980	0160	03/12/04	\$500,000	1850	220	8	1918	4	7125	N	N	3017 38TH AV SW
48	6	095200	1955	11/21/03	\$402,000	1860	1300	8	1961	3	5750	N	N	4017 42ND AV SW
48	6	798740	1010	03/06/05	\$560,000	1980	370	8	1977	3	10000	Y	N	3323 33RD AV SW
48	6	928580	0325	11/18/03	\$493,406	2010	0	8	1983	4	6468	Y	N	3727 BELVIDERE AV SW

***Improved Sales Used in this Annual Update Analysis***  
**Areas 48 & 76**  
**(1 to 3 Unit Residences)**

Area	Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
48	6	757820	0465	01/23/04	\$405,000	2060	120	8	1991	3	4500	N	N	3720 40TH AV SW
48	6	934540	0180	11/04/03	\$667,000	2060	540	8	1926	4	5000	Y	N	3704 SW LANDER ST
48	6	929730	1405	05/24/05	\$525,000	2110	1000	8	1926	5	4800	Y	N	4005 FAUNTLEROY WY SW
48	6	929730	1495	08/09/05	\$465,000	2160	0	8	1994	3	3738	Y	N	4127 FAUNTLEROY WY SW
48	6	929730	1610	05/21/04	\$440,000	2240	0	8	2000	3	4000	Y	N	4018 34TH AV SW
48	6	857540	0135	04/28/03	\$575,000	1320	1500	9	1956	4	6000	N	N	3218 36TH AV SW
48	6	432120	0780	08/23/04	\$449,000	1450	1000	9	1956	3	5000	Y	N	3415 36TH AV SW
48	6	548920	0155	08/18/05	\$485,000	1770	280	9	1980	4	5000	N	N	2741 BELVIDERE AV SW
48	6	764590	0015	03/06/05	\$615,000	1850	0	9	2002	3	3680	Y	N	3009 36TH AV SW
48	6	928580	0355	03/26/03	\$674,000	1880	1880	9	1946	4	11221	Y	N	3820 38TH AV SW
48	6	934540	0285	05/24/05	\$799,000	1920	1030	9	1938	5	6000	Y	N	2621 37TH AV SW
48	6	132403	9108	10/06/03	\$670,000	2010	380	9	1989	3	5663	Y	N	3600 33RD AV SW
48	6	432120	0295	04/14/04	\$495,000	2070	480	9	1990	3	3750	Y	N	3259 36TH AV SW
48	6	095200	1835	12/02/04	\$685,000	2090	400	9	2002	3	5750	N	N	4022 42ND AV SW
48	6	929730	1403	05/19/05	\$617,000	2180	0	9	2005	3	4800	Y	N	4001 FAUNTLEROY WY SW
48	6	934540	0145	03/07/03	\$845,000	2300	570	9	2001	4	5000	Y	N	3605 SW OLGA ST
48	6	857540	0171	05/23/05	\$640,000	2300	1600	9	1977	4	6100	Y	N	3236 36TH AV SW
48	6	432120	0371	09/18/03	\$685,000	2650	710	9	2000	3	4449	Y	N	3268 36TH AV SW
48	6	422940	0115	04/21/03	\$529,000	2660	0	9	2003	3	4917	N	N	3265 41ST AV SW
48	6	422940	0105	02/25/03	\$525,000	2660	0	9	2003	3	4921	N	N	3269 41ST AV SW
48	6	791510	0105	04/09/03	\$530,500	2664	0	9	2003	3	5601	N	N	3248 40TH AV SW
48	6	928580	0005	03/05/03	\$740,000	2890	1200	9	2002	3	4689	Y	N	3601 35TH AV SW
48	6	928580	0670	06/07/04	\$710,000	4086	0	9	2003	3	6237	Y	N	3849 35TH AV SW
48	6	934540	0140	09/20/04	\$995,000	1770	1150	10	2000	4	5000	Y	N	2657 36TH AV SW
48	6	934540	0460	08/30/04	\$735,000	2290	490	10	1910	5	6000	N	N	2653 BELVIDERE AV SW
48	6	296090	0155	05/08/03	\$840,000	3620	900	10	2003	3	7000	Y	N	3008 BELVIDERE AV SW
48	6	934540	0210	06/24/05	\$1,315,000	5380	560	12	1909	4	15240	Y	N	2657 37TH AV NW
48	9	500850	0235	02/06/04	\$176,000	670	0	5	1961	3	1960	N	N	4511 SW STEVENS ST
48	9	338990	0800	01/26/04	\$241,800	710	0	5	1916	4	2500	N	N	4609 SW OREGON ST
48	9	338990	0801	04/22/04	\$258,000	890	0	5	1908	5	3350	N	N	4503 46TH AV SW
48	9	338990	0675	02/06/04	\$255,000	1180	0	5	1919	4	3510	N	N	4510 46TH AV SW

***Improved Sales Used in this Annual Update Analysis***  
**Areas 48 & 76**  
**(1 to 3 Unit Residences)**

Area	Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
48	9	927620	0795	04/01/03	\$292,000	560	0	6	1908	3	3700	N	N	2647 47TH AV SW
48	9	150180	0065	12/02/04	\$340,000	570	570	6	1999	3	3360	N	N	3040 44TH AV SW
48	9	348830	0060	10/25/04	\$310,000	680	0	6	1918	4	5700	N	N	4456 47TH AV SW
48	9	348830	0060	07/11/05	\$345,000	680	0	6	1918	4	5700	N	N	4456 47TH AV SW
48	9	855990	0225	06/16/04	\$265,000	700	0	6	1941	3	4000	N	N	2736 49TH AV SW
48	9	001000	0140	10/22/04	\$276,500	700	0	6	1909	4	4600	N	N	4119 47TH AV SW
48	9	550570	0059	11/10/04	\$266,500	720	0	6	1946	4	5400	N	N	4816 SW CHARLESTOWN ST
48	9	550570	0058	07/07/03	\$222,000	720	0	6	1946	4	5607	N	N	4822 SW CHARLESTOWN ST
48	9	239160	2600	06/21/04	\$320,000	740	370	6	1919	3	5750	N	N	4521 47TH AV SW
48	9	239160	0245	08/05/05	\$312,450	750	0	6	1941	4	5750	N	N	4403 48TH AV SW
48	9	301030	0015	11/14/05	\$365,000	790	0	6	1930	4	4600	N	N	4006 47TH AV SW
48	9	677520	0045	06/25/03	\$274,500	810	140	6	1931	3	6100	N	N	3241 48TH AV SW
48	9	301030	0135	07/21/03	\$303,750	820	0	6	1918	4	4680	N	N	4046 47TH AV SW
48	9	927820	0160	06/28/05	\$345,000	820	180	6	1930	4	8680	N	N	5021 SW HANFORD ST
48	9	927620	0745	08/11/03	\$212,500	830	0	6	1910	4	2500	N	N	2619 47TH AV SW
48	9	239160	0455	04/14/05	\$325,000	840	0	6	1947	5	5750	N	N	4446 49TH AV SW
48	9	338990	0660	07/06/05	\$300,000	850	0	6	1918	3	3510	N	N	4506 46TH AV SW
48	9	239160	0285	10/14/03	\$262,500	850	0	6	1910	4	4255	N	N	4423 48TH AV SW
48	9	927820	0018	04/14/04	\$298,000	850	400	6	1917	4	5450	N	N	3226 48TH AV SW
48	9	570850	0208	10/24/05	\$410,000	860	0	6	1909	4	3873	N	N	3211 44TH AV SW
48	9	790520	0231	01/16/04	\$330,000	860	0	6	1920	4	4095	Y	N	3640 46TH AV SW
48	9	638500	0065	03/11/04	\$230,000	860	0	6	1950	3	5700	N	N	3646 51ST AV SW
48	9	927420	0525	06/07/04	\$286,900	870	0	6	1902	3	2875	N	N	1908 44TH AV SW
48	9	301030	0325	03/17/05	\$225,000	870	150	6	1910	2	3680	N	N	4007 46TH AV SW
48	9	301030	0325	06/03/05	\$289,950	870	150	6	1910	2	3680	N	N	4007 46TH AV SW
48	9	239160	0465	07/23/03	\$244,000	870	0	6	1947	3	5750	N	N	4452 49TH AV SW
48	9	927770	0040	08/10/05	\$330,000	870	0	6	1926	4	7140	N	N	3635 49TH AV SW
48	9	927820	0035	08/08/03	\$255,000	880	580	6	1920	3	6075	N	N	3245 47TH AV SW
48	9	637950	0335	03/02/05	\$355,000	930	0	6	1908	4	5175	N	N	2347 44TH AV SW
48	9	927720	0160	10/11/04	\$299,950	950	0	6	1949	3	5000	N	N	3011 GARLOUGH AV SW
48	9	550570	0020	03/25/04	\$304,000	950	100	6	1928	5	6150	N	N	3616 49TH AV SW

***Improved Sales Used in this Annual Update Analysis***  
**Areas 48 & 76**  
**(1 to 3 Unit Residences)**

Area	Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
48	9	916110	0795	01/05/05	\$372,500	960	0	6	1910	4	5758	N	N	4035 50TH AV SW
48	9	019400	0365	07/27/04	\$300,000	970	0	6	1909	4	3393	N	N	4154 46TH AV SW
48	9	669350	0100	12/19/03	\$315,000	970	0	6	1939	4	9500	N	N	5127 SW ADMIRAL WY
48	9	927620	0735	04/21/05	\$371,000	980	400	6	1910	4	3750	N	N	2615 47TH AV SW
48	9	019400	0455	05/18/05	\$395,000	1000	0	6	1915	5	5800	N	N	4121 45TH AV SW
48	9	348830	0090	12/22/03	\$316,000	1010	0	6	1911	4	6006	N	N	4427 46TH AV SW
48	9	441810	0045	07/20/04	\$325,000	1020	0	6	1918	4	5634	N	N	4317 SW HINDS ST
48	9	301030	0500	03/21/03	\$298,000	1020	0	6	1926	3	5750	Y	N	4039 45TH AV SW
48	9	019400	0815	07/03/03	\$299,000	1060	0	6	1918	4	4640	N	N	4118 44TH AV SW
48	9	150130	0071	10/19/05	\$292,000	1080	320	6	1923	3	6250	N	N	3227 45TH AV SW
48	9	239160	1795	06/04/04	\$296,000	1170	350	6	1919	3	5750	Y	N	4538 51ST AV SW
48	9	927420	3390	02/25/04	\$379,000	1190	0	6	1908	4	4025	N	N	1715 46TH AV SW
48	9	293960	0015	04/17/03	\$238,555	1200	0	6	1949	3	7140	N	N	5203 SW ADMIRAL WY
48	9	239160	0545	09/19/05	\$290,000	1250	0	6	1947	1	5750	N	N	4433 49TH AV SW
48	9	790520	0235	03/24/03	\$309,950	1270	0	6	1929	4	4680	Y	N	3630 46TH AV SW
48	9	801010	0105	12/22/05	\$329,950	1290	0	6	1975	3	3565	N	N	2753 44TH AV SW
48	9	669350	0060	02/19/04	\$365,000	1310	900	6	1912	3	6000	N	N	2729 51ST AV SW
48	9	927720	0380	04/28/05	\$448,292	1720	0	6	1911	4	6765	N	N	3045 47TH AV SW
48	9	149330	0175	09/09/04	\$285,000	475	679	7	1998	3	2925	N	N	3451 44TH AV SW
48	9	150130	0165	08/11/04	\$379,950	710	640	7	1914	5	5750	N	N	3201 46TH AV SW
48	9	927620	1965	05/12/03	\$297,000	770	600	7	1955	3	4255	N	N	2719 46TH AV SW
48	9	916110	0580	01/07/05	\$261,000	770	0	7	1948	4	5500	N	N	4047 49TH AV SW
48	9	927420	0850	09/17/04	\$316,000	780	0	7	1928	3	2750	N	N	4406 SW WALKER ST
48	9	239160	2370	07/23/03	\$259,950	780	0	7	1948	4	5750	N	N	4527 48TH AV SW
48	9	149330	0075	03/08/05	\$350,000	790	500	7	1916	4	4329	N	N	3454 44TH AV SW
48	9	942440	0146	04/01/05	\$285,000	790	0	7	1918	3	5562	N	N	4909 SW DAKOTA ST
48	9	757220	0070	12/11/03	\$328,000	790	0	7	1920	3	7370	N	N	2726 50TH AV SW
48	9	942440	0235	05/19/03	\$260,000	800	0	7	1947	4	5252	Y	N	4153 48TH AV SW
48	9	916110	0420	08/06/04	\$325,000	800	500	7	1948	4	5500	N	N	4026 49TH AV SW
48	9	239160	0745	08/02/04	\$310,000	800	200	7	1947	4	5750	Y	N	4411 50TH AV SW
48	9	539860	0075	05/21/04	\$371,000	800	0	7	1950	4	5969	N	N	3837 48TH AV SW

***Improved Sales Used in this Annual Update Analysis***  
**Areas 48 & 76**  
**(1 to 3 Unit Residences)**

Area	Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
48	9	942440	0095	06/17/05	\$369,000	810	160	7	1947	3	5115	Y	N	4141 49TH AV SW
48	9	942440	0240	01/23/03	\$246,000	810	0	7	1947	3	5304	Y	N	4147 48TH AV SW
48	9	942440	0260	09/22/05	\$384,950	810	170	7	1947	4	5460	Y	N	4131 48TH AV SW
48	9	001000	0039	10/03/05	\$394,000	810	600	7	1947	4	5750	N	N	4128 48TH AV SW
48	9	927720	0225	10/06/05	\$399,950	810	0	7	1952	3	6688	N	N	3057 GARLOUGH AV SW
48	9	301030	0535	10/01/05	\$387,500	820	0	7	1941	3	4255	Y	N	4023 45TH AV SW
48	9	790520	0381	03/22/04	\$320,000	820	500	7	1927	4	4720	N	N	4620 SW CHARLESTOWN ST
48	9	501350	0095	12/07/05	\$311,000	820	120	7	1950	3	7125	N	N	3239 46TH AV SW
48	9	501350	0160	09/19/03	\$312,000	830	800	7	1950	3	7056	N	N	4706 SW SPOKANE ST
48	9	239160	0105	02/16/04	\$316,750	840	0	7	1942	4	4600	N	N	4453 47TH AV SW
48	9	500850	0095	05/12/03	\$249,950	840	400	7	1959	3	5750	N	N	3048 46TH AV SW
48	9	239160	2145	03/10/03	\$254,000	840	0	7	1947	4	5750	N	N	4533 49TH AV SW
48	9	239160	2145	06/15/04	\$284,000	840	0	7	1947	4	5750	N	N	4533 49TH AV SW
48	9	790520	0240	03/09/05	\$310,000	840	0	7	1940	3	5850	Y	N	3616 46TH AV SW
48	9	790520	0242	05/21/04	\$325,000	840	0	7	1940	3	5967	Y	N	3610 46TH AV SW
48	9	916110	0650	12/05/05	\$300,000	850	800	7	1948	3	5500	N	N	4022 50TH AV SW
48	9	790520	0047	05/08/03	\$299,500	860	120	7	1942	3	4680	N	N	3612 44TH AV SW
48	9	916110	0326	08/12/05	\$405,000	860	0	7	1948	4	5280	N	N	4041 48TH AV SW
48	9	638450	0515	05/03/04	\$350,000	860	800	7	1952	4	6250	N	N	3816 51ST AV SW
48	9	501400	0070	02/07/05	\$305,000	860	0	7	1950	4	6413	N	N	3443 49TH AV SW
48	9	501400	0105	08/10/04	\$347,000	860	500	7	1950	3	6413	N	N	3407 49TH AV SW
48	9	501350	0240	07/09/03	\$290,000	860	470	7	1950	3	6466	N	N	3430 49TH AV SW
48	9	501350	0290	12/15/04	\$289,500	860	0	7	1950	3	6519	N	N	3435 48TH AV SW
48	9	501350	0150	05/07/04	\$285,000	860	0	7	1950	4	6625	N	N	3450 48TH AV SW
48	9	272670	0040	06/22/05	\$317,500	860	0	7	1952	4	6625	N	N	3238 49TH AV SW
48	9	501350	0215	03/31/03	\$220,000	860	0	7	1952	3	6832	N	N	3402 49TH AV SW
48	9	927620	1600	02/21/03	\$294,000	870	600	7	1950	3	3913	N	N	2725 48TH AV SW
48	9	942440	0135	06/03/04	\$270,000	870	600	7	1947	3	6378	N	N	4111 49TH AV SW
48	9	916110	0360	09/22/03	\$266,000	870	0	7	1948	3	6380	N	N	4057 48TH AV SW
48	9	927420	0570	08/29/05	\$350,000	880	0	7	1948	3	1512	N	N	1924 44TH AV SW
48	9	927420	0950	11/18/05	\$438,500	880	360	7	1922	3	4440	N	N	2129 FERRY AV SW

***Improved Sales Used in this Annual Update Analysis***  
**Areas 48 & 76**  
**(1 to 3 Unit Residences)**

Area	Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
48	9	790520	0267	06/06/05	\$335,000	880	0	7	1918	3	4563	N	N	3837 45TH AV SW
48	9	001000	0110	01/13/05	\$299,000	880	0	7	1952	4	4600	N	N	4141 47TH AV SW
48	9	001000	0105	10/09/05	\$365,000	880	0	7	1918	4	4600	N	N	4149 47TH AV SW
48	9	239160	2660	09/18/03	\$292,450	880	640	7	1950	4	5750	N	N	4551 47TH AV SW
48	9	570850	0030	06/16/03	\$392,500	880	720	7	1929	4	5779	N	N	3214 45TH AV SW
48	9	501400	0215	10/25/04	\$275,000	880	0	7	1950	3	6731	N	N	3829 49TH AV SW
48	9	537320	0020	08/03/05	\$375,000	880	250	7	1941	3	7930	N	N	3044 52ND AV SW
48	9	916110	0855	04/14/04	\$355,000	880	420	7	1948	4	9200	N	N	4006 51ST AV SW
48	9	150180	0170	03/17/03	\$315,000	885	0	7	1925	4	4255	N	N	3033 44TH AV SW
48	9	800960	0185	12/22/03	\$300,000	890	300	7	1918	3	3234	N	N	3003 44TH AV SW
48	9	239160	0685	06/11/03	\$253,500	890	0	7	1947	3	5750	Y	N	4442 50TH AV SW
48	9	019400	0265	12/27/05	\$437,500	890	120	7	1949	4	5750	N	N	4108 46TH AV SW
48	9	501400	0200	05/23/05	\$370,500	890	140	7	1950	4	6731	N	N	3843 49TH AV SW
48	9	790520	0321	01/21/04	\$321,000	900	600	7	1951	4	6223	N	N	3845 46TH AV SW
48	9	501350	0220	03/02/05	\$295,000	900	0	7	1952	4	6466	N	N	3408 49TH AV SW
48	9	501400	0165	02/18/05	\$368,000	900	660	7	1950	4	6731	N	N	3832 50TH AV SW
48	9	757220	0100	09/23/03	\$310,000	910	710	7	1951	3	4400	N	N	2740 50TH AV SW
48	9	790520	0171	06/24/03	\$322,000	910	910	7	1925	3	4680	N	N	3641 44TH AV SW
48	9	757220	0110	09/03/04	\$343,450	910	200	7	1951	3	5700	N	N	4920 SW STEVENS ST
48	9	149330	0190	04/16/04	\$341,000	910	450	7	1940	4	5850	N	N	3457 44TH AV SW
48	9	239160	0945	03/16/05	\$425,000	920	1010	7	1956	4	5750	N	N	4450 51ST AV SW
48	9	790520	0120	10/07/04	\$383,000	930	150	7	1927	4	4563	N	N	3843 44TH AV SW
48	9	501350	0100	02/23/04	\$320,000	930	480	7	1950	4	7125	N	N	3233 46TH AV SW
48	9	574260	0031	09/17/04	\$360,000	940	280	7	1951	4	9292	N	N	3814 48TH AV SW
48	9	927620	1895	04/02/03	\$325,000	950	360	7	1951	3	5000	N	N	2712 48TH AV SW
48	9	501350	0195	02/03/03	\$280,000	950	800	7	1950	3	6678	N	N	3419 47TH AV SW
48	9	927620	0310	06/03/03	\$275,000	960	0	7	1916	4	4625	N	N	2641 45TH AV SW
48	9	272670	0005	06/23/04	\$350,000	960	240	7	1952	4	5600	N	N	3202 49TH AV SW
48	9	574260	0170	06/23/05	\$393,000	960	500	7	1951	4	5700	N	N	3827 47TH AV SW
48	9	385290	0085	08/29/03	\$296,000	960	110	7	1983	3	5750	N	N	3035 46TH AV SW
48	9	927420	3015	12/05/05	\$560,000	960	0	7	1929	3	5750	N	N	2115 46TH AV SW

***Improved Sales Used in this Annual Update Analysis***  
**Areas 48 & 76**  
**(1 to 3 Unit Residences)**

Area	Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
48	9	149280	0240	06/15/05	\$420,000	960	580	7	1954	3	6000	N	N	4948 SW FORNEY ST
48	9	927820	0130	08/19/03	\$319,900	960	960	7	1954	3	6110	N	N	5005 SW HANFORD ST
48	9	790520	0225	11/15/04	\$394,500	970	380	7	1919	4	4290	Y	N	4522 SW CHARLESTOWN ST
48	9	019400	0215	03/25/03	\$300,000	970	900	7	1931	3	5750	N	N	4117 46TH AV SW
48	9	348780	0085	12/02/05	\$451,000	970	500	7	1917	4	5850	Y	N	4442 46TH AV SW
48	9	855990	0075	11/24/03	\$398,000	980	780	7	1945	4	5700	N	N	4803 SW LANDER ST
48	9	239160	2390	07/10/03	\$245,000	980	0	7	1948	3	5750	N	N	4537 48TH AV SW
48	9	927620	0170	08/16/05	\$420,000	980	0	7	1922	3	6250	N	N	2626 45TH AV SW
48	9	855990	0020	06/26/03	\$272,000	990	0	7	1918	3	3080	N	N	2715 49TH AV SW
48	9	927620	0466	08/13/04	\$322,000	990	420	7	1949	3	4160	N	N	4521 SW ADMIRAL WY
48	9	927420	0175	07/02/03	\$322,500	990	500	7	1940	3	4230	N	N	4315 SW SEATTLE ST
48	9	927620	0706	11/16/04	\$344,500	990	660	7	1948	4	4550	N	N	4621 SW ADMIRAL WY
48	9	790520	0032	07/07/05	\$305,000	990	0	7	1926	4	4622	N	N	4316 SW CHARLESTOWN ST
48	9	338990	0765	10/14/04	\$399,500	1000	620	7	1910	3	3550	Y	N	4558 46TH AV SW
48	9	301030	0515	12/21/04	\$360,000	1000	340	7	1952	4	4255	Y	N	4031 45TH AV SW
48	9	927620	2125	07/26/04	\$335,000	1000	0	7	1910	4	5750	N	N	2724 47TH AV SW
48	9	019400	0055	09/14/05	\$492,500	1000	0	7	1926	4	5800	N	N	4128 47TH AV SW
48	9	570850	0055	06/05/03	\$275,000	1000	0	7	1910	3	5850	N	N	3228 45TH AV SW
48	9	790520	0397	07/21/03	\$255,000	1000	0	7	1951	3	6380	N	N	3608 47TH AV SW
48	9	441810	0050	05/08/05	\$410,000	1010	900	7	1918	4	5348	N	N	4315 SW HINDS ST
48	9	638450	0525	01/10/03	\$319,950	1020	1020	7	1954	4	6250	Y	N	3820 51ST AV SW
48	9	790520	0396	12/17/04	\$335,000	1020	0	7	1951	4	6380	N	N	3614 47TH AV SW
48	9	501400	0175	06/19/04	\$390,000	1020	1020	7	1950	5	6731	N	N	3842 50TH AV SW
48	9	942440	0195	09/13/05	\$399,950	1030	0	7	1918	4	4520	Y	N	4134 49TH AV SW
48	9	927720	0377	05/20/04	\$415,000	1030	620	7	1960	4	6150	N	N	3027 47TH AV SW
48	9	338990	0980	11/09/05	\$369,000	1030	480	7	1953	3	6435	Y	N	4530 47TH AV SW
48	9	272670	0030	11/01/05	\$300,000	1030	0	7	1952	3	6625	N	N	3228 49TH AV SW
48	9	149330	0160	09/22/05	\$380,000	1040	740	7	1974	3	4329	N	N	3447 44TH AV SW
48	9	239160	0320	07/28/03	\$260,000	1040	0	7	1941	4	5060	N	N	4441 48TH AV SW
48	9	501350	0145	07/30/03	\$244,000	1040	0	7	1950	3	6625	N	N	3446 48TH AV SW
48	9	501350	0400	05/24/04	\$340,000	1040	400	7	1950	4	6678	N	N	3635 47TH AV SW

***Improved Sales Used in this Annual Update Analysis***  
**Areas 48 & 76**  
**(1 to 3 Unit Residences)**

Area	Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
48	9	927620	2095	06/23/05	\$440,000	1050	360	7	1993	3	2875	N	N	2736 47TH AV SW
48	9	790520	0272	03/31/05	\$450,000	1050	650	7	1917	4	4830	Y	N	4508 SW ANDOVER ST
48	9	790520	0275	08/11/03	\$325,000	1050	1050	7	1949	3	7112	Y	N	3848 46TH AV SW
48	9	927820	0010	07/12/04	\$336,000	1060	0	7	1908	4	5500	N	N	3225 47TH AV SW
48	9	239160	1785	08/09/05	\$325,000	1060	0	7	1973	3	5750	Y	N	4530 51ST AV SW
48	9	501350	0245	05/11/04	\$357,000	1060	900	7	1950	4	6466	N	N	3434 49TH AV SW
48	9	501350	0250	09/29/05	\$379,950	1060	0	7	1950	3	6466	N	N	3440 49TH AV SW
48	9	501400	0110	07/28/05	\$385,000	1060	0	7	1950	3	6776	N	N	4903 SW HINDS ST
48	9	916110	0516	12/01/05	\$410,000	1070	0	7	1948	3	4840	N	N	4015 49TH AV SW
48	9	927720	0368	10/25/04	\$425,000	1070	800	7	1975	5	5280	N	N	3035 47TH AV SW
48	9	790520	0400	07/07/03	\$277,500	1070	0	7	1951	3	8584	N	N	3602 47TH AV SW
48	9	790520	0400	03/28/05	\$355,000	1070	0	7	1951	3	8584	N	N	3602 47TH AV SW
48	9	927620	0136	03/15/04	\$356,000	1080	400	7	1929	3	4000	N	N	4420 SW LANDER ST
48	9	239160	2115	10/17/03	\$257,500	1080	0	7	1947	4	5750	N	N	4517 49TH AV SW
48	9	239160	2115	10/11/05	\$368,000	1080	0	7	1947	4	5750	N	N	4517 49TH AV SW
48	9	927420	1260	01/21/05	\$420,000	1090	560	7	1905	3	5250	N	N	1720 45TH AV SW
48	9	441810	0030	05/21/03	\$283,000	1100	0	7	1924	3	5546	N	N	3407 44TH AV SW
48	9	574260	0035	03/05/04	\$352,500	1100	1000	7	1953	4	5700	N	N	3820 48TH AV SW
48	9	338990	0945	11/05/03	\$349,950	1100	600	7	1951	4	5850	N	N	4512 47TH AV SW
48	9	239160	1965	03/10/03	\$350,000	1100	850	7	1955	5	6000	N	N	4917 SW OREGON ST
48	9	239160	1965	07/21/03	\$368,000	1100	850	7	1955	5	6000	N	N	4917 SW OREGON ST
48	9	927620	0200	06/16/05	\$397,000	1100	0	7	1913	3	6250	N	N	2612 45TH AV SW
48	9	385290	0026	09/17/04	\$339,000	1120	450	7	1955	3	4984	N	N	3013 46TH AV SW
48	9	150130	0015	09/09/03	\$415,000	1120	260	7	1913	5	5000	N	N	3207 45TH AV SW
48	9	638450	0573	05/27/05	\$380,000	1120	880	7	1958	4	6000	N	N	3844 51ST AV SW
48	9	638450	0545	08/26/05	\$408,400	1120	880	7	1958	3	6000	N	N	3830 51ST AV SW
48	9	638450	0573	04/27/05	\$379,950	1120	880	7	1958	4	6000	N	N	3844 51ST AV SW
48	9	800960	0010	11/07/05	\$319,950	1130	290	7	1919	3	4181	N	N	2768 44TH AV SW
48	9	239160	0425	12/14/05	\$404,000	1130	600	7	1947	4	5750	N	N	4432 49TH AV SW
48	9	927620	0285	11/30/04	\$324,000	1130	0	7	1910	3	6250	N	N	2625 45TH AV SW
48	9	927720	0340	11/29/04	\$340,000	1130	250	7	1954	4	6930	N	N	3045 49TH AV SW

***Improved Sales Used in this Annual Update Analysis***  
**Areas 48 & 76**  
**(1 to 3 Unit Residences)**

Area	Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
48	9	239160	1805	07/07/05	\$375,000	1140	0	7	1979	3	5750	N	N	4540 51ST AV SW
48	9	348780	0125	09/20/05	\$570,000	1150	400	7	1918	4	5850	Y	N	4403 45TH AV SW
48	9	790520	0341	04/20/04	\$368,000	1150	500	7	1951	4	6201	N	N	3824 47TH AV SW
48	9	149280	0107	07/26/05	\$413,000	1150	300	7	1953	3	6700	N	N	3217 49TH AV SW
48	9	150130	0190	02/10/04	\$346,500	1160	700	7	1952	4	5750	N	N	3217 46TH AV SW
48	9	927420	2632	09/26/03	\$370,000	1170	390	7	1987	3	2875	N	N	2108 46TH AV SW
48	9	126220	0010	06/24/04	\$355,000	1170	0	7	1959	3	5600	N	N	4617 SW STEVENS ST
48	9	916110	0025	05/16/03	\$283,700	1170	200	7	1909	4	5750	N	N	4013 47TH AV SW
48	9	927620	2070	06/21/04	\$409,000	1180	1200	7	1910	4	5750	N	N	2750 47TH AV SW
48	9	301030	0376	05/15/03	\$325,000	1180	370	7	1954	3	5750	N	N	4018 46TH AV SW
48	9	013600	0110	01/17/03	\$335,000	1180	580	7	1964	3	5764	N	N	2737 GARLOUGH AV SW
48	9	927420	1395	03/29/05	\$405,000	1190	0	7	1928	4	2280	N	N	4403 SW MASSACHUSETTS ST
48	9	927420	2145	09/18/03	\$425,000	1200	590	7	1926	4	4125	N	N	1621 45TH AV SW
48	9	927420	2145	04/05/04	\$475,001	1200	590	7	1926	4	4125	N	N	1621 45TH AV SW
48	9	150180	0120	02/08/05	\$370,900	1200	320	7	1918	3	4144	N	N	3012 44TH AV SW
48	9	927420	1100	10/20/03	\$370,000	1200	0	7	1945	3	4389	N	N	4402 SW HILL ST
48	9	790520	0100	10/17/05	\$350,000	1220	0	7	1925	3	3876	N	N	4321 SW CHARLESTOWN ST
48	9	019400	0325	02/23/04	\$320,000	1220	770	7	1951	3	5800	Y	N	4136 46TH AV SW
48	9	927420	2995	11/28/05	\$432,300	1230	0	7	1910	3	3795	N	N	2123 46TH AV SW
48	9	239160	1815	01/07/05	\$367,000	1250	650	7	1919	4	5750	Y	N	4552 51ST AV SW
48	9	239160	0735	05/24/05	\$405,000	1250	480	7	1947	3	5750	Y	N	4407 50TH AV SW
48	9	927720	0370	08/20/03	\$449,950	1250	1000	7	1954	4	6630	N	N	4703 SW STEVENS ST
48	9	957180	0010	06/07/04	\$375,000	1260	300	7	1946	3	5085	N	N	4807 SW STEVENS ST
48	9	800960	0145	10/01/03	\$329,900	1270	0	7	1929	3	3400	N	N	3008 45TH AV SW
48	9	019400	0275	01/27/05	\$401,000	1270	800	7	1911	4	5750	N	N	4112 46TH AV SW
48	9	957180	0075	10/25/05	\$398,000	1270	420	7	1955	3	8476	N	N	3033 49TH AV SW
48	9	348780	0045	04/26/05	\$365,000	1280	500	7	1905	4	2700	N	N	4420 46TH AV SW
48	9	501400	0075	10/21/03	\$295,000	1280	0	7	1950	3	6413	N	N	3439 49TH AV SW
48	9	150130	0260	02/13/04	\$317,500	1280	0	7	1949	3	8250	N	N	3204 47TH AV SW
48	9	501350	0295	03/31/03	\$270,000	1300	0	7	1950	3	6519	N	N	3431 48TH AV SW
48	9	790520	0040	09/23/04	\$353,500	1310	0	7	1946	4	5850	N	N	3632 44TH AV SW

***Improved Sales Used in this Annual Update Analysis***  
**Areas 48 & 76**  
**(1 to 3 Unit Residences)**

Area	Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
48	9	801010	0435	12/12/05	\$440,000	1320	0	7	1914	4	5650	N	N	2724 44TH AV SW
48	9	301030	0460	07/07/05	\$510,000	1330	0	7	1946	4	4680	Y	N	4502 SW DAKOTA ST
48	9	790520	0285	11/18/03	\$315,000	1330	1300	7	1959	3	5080	Y	N	3832 46TH AV SW
48	9	301030	0240	05/21/04	\$367,500	1330	730	7	1976	3	5750	N	N	4045 46TH AV SW
48	9	501350	0185	09/22/04	\$380,000	1340	600	7	1950	5	6678	N	N	3431 47TH AV SW
48	9	927620	2140	06/06/05	\$510,000	1350	0	7	1931	4	5750	N	N	2716 47TH AV SW
48	9	539860	0070	05/04/04	\$367,500	1370	0	7	1950	4	5969	N	N	3833 48TH AV SW
48	9	927720	0360	07/08/05	\$472,500	1370	0	7	1947	3	8053	N	N	3045 48TH AV SW
48	9	443260	0166	08/12/03	\$404,000	1380	360	7	1946	3	5600	N	N	2200 45TH AV SW
48	9	916110	0165	01/12/04	\$305,000	1390	500	7	1948	4	5750	N	N	4018 48TH AV SW
48	9	149280	0296	04/26/04	\$340,000	1410	120	7	1955	3	6743	N	N	4931 SW FORNEY ST
48	9	637950	0806	01/08/04	\$344,000	1420	800	7	1925	3	4005	N	N	4602 SW ADMIRAL WY
48	9	801010	0020	02/12/03	\$389,500	1420	0	7	1907	4	5750	N	N	2709 44TH AV SW
48	9	669350	0070	06/26/04	\$450,000	1420	600	7	1955	3	10000	N	N	2725 51ST AV SW
48	9	669350	0070	04/13/05	\$460,000	1420	600	7	1955	3	10000	N	N	2725 51ST AV SW
48	9	301030	0930	12/30/04	\$359,950	1440	0	7	1925	5	5750	N	N	4010 44TH AV SW
48	9	801010	0465	08/12/05	\$550,000	1450	380	7	1906	4	5650	N	N	2708 44TH AV SW
48	9	301030	0305	08/12/03	\$359,000	1460	590	7	2003	3	2875	N	N	4015 46TH AV SW
48	9	927420	0845	03/21/05	\$495,000	1460	0	7	1929	4	3150	N	N	2140 FERRY AV SW
48	9	669350	0122	06/25/04	\$368,500	1460	670	7	1961	3	5000	N	N	2709 51ST AV SW
48	9	927420	0855	02/22/05	\$460,000	1470	400	7	1977	4	3000	N	N	4402 SW WALKER ST
48	9	927420	3120	02/02/04	\$424,555	1470	0	7	1907	4	4255	N	N	1936 47TH AV SW
48	9	301030	0310	10/14/03	\$355,000	1490	590	7	2003	3	2875	Y	N	4013 46TH AV SW
48	9	801010	0210	11/02/04	\$435,000	1490	400	7	1927	4	4750	N	N	2712 45TH AV SW
48	9	927420	2520	09/23/03	\$408,500	1520	0	7	1985	3	3125	N	N	1937 45TH AV SW
48	9	800960	0170	10/01/03	\$340,000	1520	120	7	1918	3	4830	N	N	3011 44TH AV SW
48	9	539860	0085	04/06/04	\$402,500	1520	0	7	2004	3	5969	N	N	3847 48TH AV SW
48	9	927420	1635	10/20/04	\$419,000	1530	800	7	1909	4	3600	N	N	4403 SW SEATTLE ST
48	9	537320	0045	03/29/04	\$464,000	1530	780	7	1990	3	6100	N	N	3022 52ND AV SW
48	9	501350	0210	07/30/04	\$342,500	1530	0	7	1950	3	7056	N	N	4705 SW HINDS ST
48	9	149330	0210	09/09/05	\$395,000	1540	0	7	1937	3	5850	N	N	3450 45TH AV SW

***Improved Sales Used in this Annual Update Analysis***  
**Areas 48 & 76**  
**(1 to 3 Unit Residences)**

Area	Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
48	9	637950	0820	07/08/04	\$375,000	1550	0	7	2004	3	2415	N	N	2354 47TH AV SW
48	9	637950	0820	09/19/05	\$425,000	1550	0	7	2004	3	2415	N	N	2354 47TH AV SW
48	9	927420	1560	02/09/04	\$500,000	1550	1000	7	1999	3	5750	N	N	1629 44TH AV SW
48	9	927620	0485	04/04/05	\$490,000	1560	140	7	1921	4	5290	N	N	2607 46TH AV SW
48	9	539860	0060	07/08/04	\$399,500	1580	0	7	2004	3	5969	N	N	3823 48TH AV SW
48	9	927620	0565	03/22/05	\$720,000	1580	600	7	1926	4	11500	N	N	2645 46TH AV SW
48	9	801010	0145	08/12/04	\$461,500	1600	0	7	1923	4	6250	N	N	2746 45TH AV SW
48	9	916110	0810	05/02/03	\$444,000	1610	810	7	2000	3	5750	N	N	4041 50TH AV SW
48	9	927620	0385	11/13/03	\$396,000	1630	0	7	1984	3	6000	N	N	2644 46TH AV SW
48	9	149280	0135	07/22/03	\$355,000	1630	1040	7	1974	3	6725	N	N	3227 49TH AV SW
48	9	927420	1500	11/21/03	\$379,000	1640	0	7	1908	3	3200	N	N	4418 SW MASSACHUSETTS ST
48	9	927620	1755	04/14/05	\$394,950	1640	0	7	1980	3	7500	N	N	2743 47TH AV SW
48	9	790520	0030	02/17/05	\$515,000	1660	400	7	2004	4	4622	N	N	4322 SW CHARLESTOWN ST
48	9	005900	0090	04/03/03	\$440,000	1680	0	7	1919	4	5000	Y	N	5333 SW ADMIRAL WY
48	9	500850	0105	04/11/03	\$410,710	1700	0	7	1911	4	5750	N	N	3052 46TH AV SW
48	9	005900	0110	07/16/04	\$482,000	1710	380	7	1919	4	5000	Y	N	5341 SW ADMIRAL WY
48	9	927420	1205	05/09/03	\$380,000	1730	0	7	1913	3	4675	N	N	1704 45TH AV SW
48	9	301030	0230	10/19/04	\$545,000	1800	750	7	2004	3	5750	N	N	4053 46TH AV SW
48	9	501350	0375	09/02/04	\$397,000	1800	800	7	1991	4	7000	N	N	3656 48TH AV SW
48	9	927620	2200	02/25/04	\$410,000	1830	1070	7	1984	3	6250	N	N	2711 45TH AV SW
48	9	927420	1050	12/27/05	\$575,000	1850	0	7	1922	4	6250	N	N	1922 45TH AV SW
48	9	790520	0395	10/25/05	\$420,000	1950	0	7	1951	3	6380	N	N	3620 47TH AV SW
48	9	149280	0450	06/02/04	\$355,000	1960	0	7	1908	3	5000	N	N	5010 SW HINDS ST
48	9	570850	0125	09/06/05	\$439,950	1960	0	7	1979	3	6669	N	N	4402 SW HINDS ST
48	9	927770	0030	03/03/05	\$345,000	1970	0	7	1962	3	7140	N	N	3641 49TH AV SW
48	9	019400	0295	09/22/03	\$350,000	1990	750	7	1966	3	5800	Y	N	4124 46TH AV SW
48	9	801010	0155	04/25/05	\$560,000	1990	0	7	1907	4	6250	N	N	2740 45TH AV SW
48	9	301030	0260	11/17/03	\$350,000	2000	500	7	1996	3	5750	N	N	4037 46TH AV SW
48	9	239160	0295	04/08/05	\$494,950	2010	650	7	1941	4	5060	N	N	4427 48TH AV SW
48	9	239160	0125	08/18/05	\$490,000	2020	450	7	1959	3	8625	Y	N	4400 48TH AV SW
48	9	329770	0085	08/11/04	\$469,500	2040	0	7	1968	4	8250	N	N	3008 50TH AV SW

***Improved Sales Used in this Annual Update Analysis***  
**Areas 48 & 76**  
**(1 to 3 Unit Residences)**

Area	Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
48	9	019400	0850	03/11/04	\$383,000	2250	0	7	1989	3	2903	Y	N	4132 44TH AV SW
48	9	927620	0365	11/17/05	\$450,000	2440	860	7	1985	3	6000	N	N	2652 46TH AV SW
48	9	927420	2675	05/27/04	\$620,000	3070	0	7	1906	4	7268	N	N	2134 46TH AV SW
48	9	500850	0230	08/17/05	\$435,000	800	0	8	1931	3	6080	N	N	3001 45TH AV SW
48	9	927620	0665	01/21/05	\$400,000	950	600	8	1986	4	2875	N	N	2624 47TH AV SW
48	9	790520	0255	06/19/03	\$375,050	970	700	8	1948	4	5265	Y	N	3821 45TH AV SW
48	9	790520	0037	08/25/04	\$405,000	1010	800	8	1926	4	5733	N	N	3636 44TH AV SW
48	9	790470	0058	03/15/05	\$450,000	1100	250	8	1948	4	6000	Y	N	4446 45TH AV SW
48	9	790470	0058	07/27/05	\$498,000	1100	250	8	1948	4	6000	Y	N	4446 45TH AV SW
48	9	927720	0363	07/05/05	\$360,000	1120	480	8	1955	3	5610	N	N	3052 49TH AV SW
48	9	301030	0415	11/09/04	\$342,500	1140	1140	8	1951	4	5750	N	N	4040 46TH AV SW
48	9	013600	0111	02/23/05	\$340,000	1180	540	8	1951	3	5226	N	N	2743 GARLOUGH AV SW
48	9	537320	0100	05/03/04	\$499,000	1180	280	8	1941	4	9000	Y	N	3035 52ND AV SW
48	9	927420	3550	10/22/04	\$495,000	1190	730	8	1931	4	3400	N	N	4608 SW MASSACHUSETTS ST
48	9	443260	0050	11/18/04	\$477,000	1200	150	8	1928	4	4370	N	N	2226 44TH AV SW
48	9	927420	0355	01/23/03	\$418,000	1210	320	8	1956	3	5750	N	N	1712 44TH AV SW
48	9	338990	0995	09/20/04	\$389,000	1210	300	8	1955	4	5850	N	N	4536 47TH AV SW
48	9	927420	1535	07/23/04	\$445,000	1220	0	8	1990	3	3360	N	N	4414 SW MASSACHUSETTS ST
48	9	637950	0745	12/10/04	\$510,000	1221	0	8	1931	4	5750	N	N	2323 46TH AV SW
48	9	927420	0515	06/25/03	\$350,000	1250	0	8	1928	3	2590	N	N	1906 44TH AV SW
48	9	537320	0065	04/14/04	\$465,000	1250	0	8	1940	4	5974	N	N	5103 SW STEVENS ST
48	9	790470	0065	04/05/05	\$446,950	1260	320	8	1952	4	6000	Y	N	4436 45TH AV SW
48	9	942440	0225	12/09/05	\$585,250	1270	220	8	1963	4	5175	Y	N	4818 SW GENESEE ST
48	9	927420	0505	06/08/04	\$415,000	1310	0	8	1928	4	2800	N	N	1902 44TH AV SW
48	9	927420	2200	10/13/05	\$625,000	1310	430	8	1963	4	5750	N	N	4521 SW MASSACHUSETTS ST
48	9	927620	0835	05/23/03	\$365,000	1330	0	8	1930	3	3300	N	N	2654 48TH AV SW
48	9	927620	0835	11/22/05	\$460,000	1330	0	8	1930	3	3300	N	N	2654 48TH AV SW
48	9	329770	0075	03/26/03	\$366,000	1350	900	8	1956	3	6490	N	N	4919 SW STEVENS ST
48	9	329770	0075	10/21/04	\$426,000	1350	900	8	1956	3	6490	N	N	4919 SW STEVENS ST
48	9	927620	0346	07/02/04	\$425,000	1360	300	8	1930	4	2860	N	N	4510 SW LANDER ST
48	9	329770	0070	12/08/03	\$430,000	1360	780	8	1988	3	5794	N	N	3039 50TH AV SW

***Improved Sales Used in this Annual Update Analysis***  
**Areas 48 & 76**  
**(1 to 3 Unit Residences)**

Area	Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
48	9	637950	0435	05/05/05	\$550,000	1410	700	8	1912	4	6250	N	N	2318 45TH AV SW
48	9	927720	0130	11/02/05	\$695,000	1410	420	8	1941	3	11000	Y	N	5231 SW STEVENS ST
48	9	005900	0150	03/07/05	\$464,500	1420	220	8	1941	4	3440	Y	N	5361 SW ADMIRAL WY
48	9	927420	3160	03/10/04	\$607,000	1424	500	8	1929	5	4255	N	N	1937 46TH AV SW
48	9	927620	0840	11/16/04	\$360,000	1440	0	8	1930	3	4000	N	N	2652 48TH AV SW
48	9	005900	0080	08/09/05	\$597,000	1440	300	8	1941	4	5000	Y	N	5327 SW ADMIRAL WY
48	9	927620	1705	03/15/04	\$482,378	1480	850	8	1931	4	5000	N	N	2715 47TH AV SW
48	9	927620	1885	02/25/05	\$550,000	1480	640	8	1988	5	5000	N	N	2716 48TH AV SW
48	9	443260	0145	08/04/04	\$460,000	1490	0	8	1926	3	5000	N	N	2222 45TH AV SW
48	9	927420	2855	07/19/05	\$566,000	1500	0	8	1930	4	2808	N	N	2106 47TH AV SW
48	9	801010	0235	08/26/03	\$440,000	1520	990	8	1927	4	5250	N	N	2700 45TH AV SW
48	9	294010	0060	10/16/03	\$588,000	1530	500	8	1960	4	7800	Y	N	2712 53RD AV SW
48	9	149280	0284	08/29/03	\$490,000	1540	930	8	1994	3	5000	N	N	4947 SW FORNEY ST
48	9	801010	0405	07/12/04	\$415,000	1540	0	8	1996	3	5672	N	N	2732 44TH AV SW
48	9	927420	1435	03/16/04	\$445,000	1560	200	8	1927	3	3440	N	N	4423 SW SEATTLE ST
48	9	927620	0275	08/29/05	\$624,950	1560	0	8	1992	3	6250	N	N	2623 45TH AV SW
48	9	916110	0035	04/06/05	\$575,000	1570	800	8	1911	4	5750	N	N	4019 47TH AV SW
48	9	637950	0575	06/06/05	\$475,000	1610	650	8	1929	3	5400	N	N	2355 45TH AV SW
48	9	550570	0115	03/15/05	\$549,999	1750	450	8	1930	5	9225	N	N	3613 48TH AV SW
48	9	013600	0220	05/06/04	\$355,000	1810	190	8	1994	3	2500	N	N	2712 GARLOUGH AV SW
48	9	539860	0050	11/04/03	\$444,500	1850	0	8	2003	3	5969	N	N	3813 48TH AV SW
48	9	637950	0715	08/09/05	\$675,000	1930	0	8	1926	4	5750	Y	N	2307 46TH AV SW
48	9	239160	0890	03/09/05	\$459,000	1940	0	8	1995	3	4316	Y	N	4422 51ST AV SW
48	9	239160	0955	10/15/04	\$382,500	1950	0	8	1990	3	2875	N	N	4454 51ST AV SW
48	9	239160	0920	10/25/05	\$410,000	1950	0	8	1990	3	2875	Y	N	4438 51ST AV SW
48	9	239160	1753	07/29/05	\$521,000	1970	200	8	1990	3	3833	Y	N	4518 51ST AV SW
48	9	927620	0535	05/13/04	\$524,000	1980	0	8	1908	4	5750	N	N	2631 46TH AV SW
48	9	927420	2370	06/24/05	\$553,000	2060	0	8	1984	3	6510	N	N	4503 SW MASSACHUSETTS ST
48	9	149280	0265	11/22/05	\$580,000	2080	0	8	1994	3	5000	N	N	4955 SW FORNEY ST
48	9	927420	3035	09/03/03	\$490,000	2120	900	8	1901	4	4446	N	N	4607 SW HILL ST
48	9	927420	3035	05/24/05	\$680,000	2120	900	8	1901	4	4446	N	N	4607 SW HILL ST

***Improved Sales Used in this Annual Update Analysis***  
**Areas 48 & 76**  
**(1 to 3 Unit Residences)**

Area	Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
48	9	916110	0550	07/16/04	\$520,000	2150	0	8	2001	3	5511	N	N	4035 49TH AV SW
48	9	239160	1905	10/14/05	\$574,950	2160	0	8	1997	3	3680	Y	N	4531 50TH AV SW
48	9	338990	0735	04/08/03	\$390,000	2170	0	8	1910	4	5850	Y	N	4540 46TH AV SW
48	9	637950	0415	11/18/05	\$607,500	2240	300	8	1988	3	6250	N	N	2326 45TH AV SW
48	9	790520	0360	07/05/05	\$644,000	2328	0	8	1999	3	8775	Y	N	3615 46TH AV SW
48	9	338990	0965	11/01/03	\$470,000	2330	0	8	2003	3	3141	N	N	4522 47TH AV SW
48	9	338990	0965	04/13/04	\$499,950	2330	0	8	2003	3	3141	N	N	4522 47TH AV SW
48	9	338990	0955	01/23/04	\$485,000	2330	0	8	2003	3	4072	N	N	4516 47TH AV SW
48	9	927770	0055	08/13/04	\$445,000	2600	0	8	1978	3	7200	N	N	3626 50TH AV SW
48	9	927420	2810	01/19/05	\$760,000	2660	170	8	1979	4	8750	N	N	2105 45TH AV SW
48	9	637950	0855	04/19/05	\$665,000	2898	1000	8	1993	3	5750	N	N	2336 47TH AV SW
48	9	294010	0005	08/30/05	\$901,000	1480	1320	9	1957	3	8640	Y	N	5231 SW FOREST ST
48	9	301030	0710	02/12/03	\$499,000	1700	730	9	2003	3	4285	Y	N	4052 45TH AV SW
48	9	637950	0705	05/31/05	\$712,500	1920	400	9	1930	4	3710	N	N	2301 46TH AV SW
48	9	500850	0085	04/11/05	\$675,000	1950	900	9	2005	3	5750	N	N	3040 46TH AV SW
48	9	005900	0060	08/19/04	\$580,000	1990	700	9	1931	4	4500	Y	N	5317 SW ADMIRAL WY
48	9	927720	0330	02/01/05	\$490,000	2170	0	9	1999	3	4000	N	N	3055 49TH AV SW
48	9	916110	0885	04/27/05	\$750,000	2380	500	9	2005	3	5750	N	N	4016 51ST AV SW
48	9	338990	0840	08/19/03	\$539,995	2460	0	9	1999	3	5850	Y	N	4521 46TH AV SW
48	9	338990	0960	11/21/03	\$549,950	2510	0	9	2003	3	4420	N	N	4520 47TH AV SW
48	9	338990	0960	09/13/05	\$699,000	2510	0	9	2003	3	4420	N	N	4520 47TH AV SW
48	9	149280	0005	06/28/04	\$539,950	2570	0	9	2004	3	5000	N	N	5027 SW HANFORD ST
48	9	149280	0009	06/30/04	\$549,950	2570	0	9	2004	3	7500	N	N	5023 SW HANFORD ST
48	9	348830	0040	12/01/03	\$595,000	2580	0	9	2004	3	5650	N	N	4434 SW OREGON ST
48	9	149280	0100	09/29/04	\$549,950	2620	0	9	2004	3	5000	N	N	4924 SW FORNEY ST
48	9	239160	0335	02/18/05	\$645,000	2620	0	9	2005	3	5060	N	N	4447 48TH AV SW
48	9	149280	0065	09/30/04	\$549,950	2620	0	9	2004	3	7250	N	N	4928 SW FORNEY ST
48	9	149280	0007	06/29/04	\$545,950	2640	0	9	2004	3	5000	N	N	5025 SW HANFORD ST
48	9	149280	0090	09/28/04	\$569,950	2700	0	9	2004	3	5000	N	N	4926 SW FORNEY ST
76	1	431920	0695	05/27/04	\$155,000	790	0	5	1916	3	8372	N	N	7317 35TH AV SW
76	1	249020	0321	01/23/03	\$195,000	530	0	6	1912	4	4000	Y	N	7612 41ST AV SW

***Improved Sales Used in this Annual Update Analysis***  
**Areas 48 & 76**  
**(1 to 3 Unit Residences)**

Area	Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
76	1	249320	0025	08/14/03	\$230,000	560	150	6	1927	5	4288	Y	N	4201 SW THISTLE ST
76	1	269560	0340	07/03/03	\$224,950	640	0	6	1942	4	5200	N	N	8011 37TH AV SW
76	1	984230	0118	07/21/03	\$222,000	650	0	6	1943	4	4155	N	N	3725 SW SOUTHERN ST
76	1	269560	0270	12/15/05	\$299,000	660	0	6	1941	4	5366	N	N	3530 SW ELMGROVE ST
76	1	352403	9031	12/07/04	\$269,950	720	0	6	1948	2	4182	N	N	3621 SW DONOVAN ST
76	1	249120	0850	04/03/03	\$232,000	720	0	6	1923	4	6008	N	N	9042 36TH AV SW
76	1	984230	0350	02/03/03	\$222,000	750	0	6	1951	4	4158	N	N	3728 SW THISTLE ST
76	1	249320	0235	04/20/05	\$323,000	750	100	6	1916	2	6213	N	N	8406 41ST AV SW
76	1	249320	0290	07/29/03	\$205,990	770	0	6	1948	3	3600	N	N	8423 40TH AV SW
76	1	249220	0610	07/17/03	\$200,000	780	0	6	1942	3	4080	N	N	3532 SW IDA ST
76	1	249220	0525	10/06/05	\$295,000	790	0	6	1910	4	4080	N	N	3535 SW AUSTIN ST
76	1	984230	0595	05/05/05	\$284,825	790	0	6	1950	3	4110	N	N	3515 SW SOUTHERN ST
76	1	984230	0590	09/06/05	\$290,000	790	0	6	1950	3	4112	N	N	3519 SW SOUTHERN ST
76	1	249020	0165	06/25/04	\$285,000	790	0	6	1911	3	5100	N	N	3937 SW AUSTIN ST
76	1	006500	0100	01/27/03	\$263,000	790	240	6	1925	4	6042	Y	N	6522 36TH AV SW
76	1	006500	0100	04/05/05	\$329,500	790	240	6	1925	4	6042	Y	N	6522 36TH AV SW
76	1	271660	0205	06/30/05	\$465,000	790	0	6	1922	3	6636	Y	N	6927 39TH AV SW
76	1	249220	0975	06/25/03	\$249,950	800	0	6	1941	5	4080	N	N	3724 SW HOLDEN ST
76	1	249220	0975	11/16/05	\$324,950	800	0	6	1941	5	4080	N	N	3724 SW HOLDEN ST
76	1	249220	0266	11/06/03	\$274,900	810	400	6	1910	3	6120	Y	N	3726 SW AUSTIN ST
76	1	178150	0335	10/17/03	\$230,000	820	0	6	1911	4	7790	N	N	3738 SW CLOVERDALE ST
76	1	249020	0335	09/16/04	\$290,000	830	0	6	1918	3	5100	N	N	3942 SW HOLDEN ST
76	1	301330	1020	07/16/03	\$239,950	830	0	6	1918	3	6296	Y	N	3929 SW ELMGROVE ST
76	1	249220	0125	09/21/05	\$325,500	840	0	6	1923	5	4080	N	N	3518 SW AUSTIN ST
76	1	923890	1495	05/09/04	\$279,975	850	0	6	1951	3	5100	N	N	4140 SW AUSTIN ST
76	1	563750	0205	08/04/04	\$257,000	890	200	6	1921	3	7239	N	N	6502 40TH AV SW
76	1	249220	0860	11/17/04	\$291,812	900	0	6	1920	5	4080	N	N	3723 SW IDA ST
76	1	249220	0500	04/08/05	\$309,950	900	0	6	1924	4	4080	N	N	3511 SW AUSTIN ST
76	1	923890	1516	08/09/05	\$405,000	920	0	6	1948	4	4285	N	N	4118 SW AUSTIN ST
76	1	249320	0260	10/13/03	\$233,000	920	0	6	1910	5	4850	Y	N	4011 SW THISTLE ST
76	1	248920	0165	01/19/05	\$325,000	930	120	6	1920	3	5500	N	N	6929 37TH AV SW

***Improved Sales Used in this Annual Update Analysis***  
**Areas 48 & 76**  
**(1 to 3 Unit Residences)**

Area	Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
76	1	029300	0159	10/07/04	\$266,100	930	150	6	1947	3	7436	N	N	7721 36TH AV SW
76	1	249020	0555	03/03/03	\$310,000	940	0	6	1915	4	5100	N	N	3941 SW PORTLAND ST
76	1	431820	0195	09/23/03	\$299,900	970	620	6	1914	4	6300	N	N	4259 SW OHELLO ST
76	1	923890	1515	10/17/05	\$369,950	990	240	6	1948	4	4285	N	N	4122 SW AUSTIN ST
76	1	006500	0210	12/31/03	\$275,000	1010	0	6	1924	4	6417	N	N	6528 37TH AV SW
76	1	249220	0080	08/05/03	\$284,950	1030	0	6	1926	3	4320	N	N	7516 37TH AV SW
76	1	923890	1050	05/25/04	\$389,000	1040	0	6	1918	5	4769	N	N	4112 SW KENYON ST
76	1	006500	0215	05/26/04	\$323,000	1090	310	6	1918	4	6418	N	N	6522 37TH AV SW
76	1	269560	0010	05/24/04	\$233,500	1120	0	6	1930	2	3475	N	N	7912 39TH AV SW
76	1	431920	0565	06/23/03	\$315,000	1150	0	6	1912	5	8314	N	N	7113 35TH AV SW
76	1	431770	0085	08/19/04	\$345,000	1180	0	6	1920	3	10656	N	N	4144 SW ORCHARD ST
76	1	249020	0270	06/25/03	\$300,000	1230	360	6	1976	3	5100	N	N	3921 SW IDA ST
76	1	262403	9043	07/29/03	\$320,000	1230	0	6	1914	5	7369	N	N	4204 SW MYRTLE ST
76	1	249220	0085	03/28/03	\$265,000	1280	420	6	1926	5	3840	N	N	7512 37TH AV SW
76	1	563750	0215	06/16/04	\$365,000	1350	0	6	1919	4	6000	N	N	6512 40TH AV SW
76	1	006500	0380	07/27/05	\$407,000	1620	140	6	1984	3	6441	Y	N	6522 39TH AV SW
76	1	431770	0215	02/11/04	\$273,000	650	100	7	1914	4	9051	N	N	4008 SW OHELLO ST
76	1	431770	0215	08/17/05	\$348,000	650	100	7	1914	4	9051	N	N	4008 SW OHELLO ST
76	1	249020	0295	09/04/03	\$244,950	680	660	7	1923	4	5100	N	N	3947 SW IDA ST
76	1	984230	0545	08/26/04	\$276,500	690	350	7	1942	3	4126	N	N	3543 SW SOUTHERN ST
76	1	249320	0305	11/22/04	\$295,500	720	340	7	1947	4	3200	N	N	8435 40TH AV SW
76	1	249220	0745	07/27/04	\$297,000	720	400	7	1943	3	4080	N	N	3620 SW HOLDEN ST
76	1	984230	0080	04/28/03	\$220,000	720	130	7	1943	3	4924	N	N	8113 37TH AV SW
76	1	984230	0075	07/23/04	\$228,000	720	0	7	1943	3	4956	N	N	8119 37TH AV SW
76	1	178150	0012	08/22/03	\$231,000	720	0	7	1941	4	5075	N	N	3707 SW THISTLE ST
76	1	178150	0012	05/26/05	\$270,600	720	0	7	1941	4	5075	N	N	3707 SW THISTLE ST
76	1	249120	0205	08/17/04	\$255,000	720	0	7	1947	4	6417	N	N	8837 36TH AV SW
76	1	178200	0160	02/03/05	\$285,000	730	360	7	1942	3	5000	N	N	8608 36TH AV SW
76	1	249220	0260	03/27/03	\$300,000	740	520	7	1945	5	4080	Y	N	3730 SW AUSTIN ST
76	1	249220	0260	06/08/05	\$410,000	740	520	7	1945	5	4080	Y	N	3730 SW AUSTIN ST
76	1	271910	0380	07/28/05	\$438,000	740	300	7	1933	5	5900	Y	N	6715 41ST AV SW

***Improved Sales Used in this Annual Update Analysis***  
**Areas 48 & 76**  
**(1 to 3 Unit Residences)**

Area	Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
76	1	269560	0490	11/19/03	\$292,500	750	750	7	1941	4	4899	N	N	8106 37TH AV SW
76	1	269560	0480	10/08/03	\$285,000	750	750	7	1941	4	4983	N	N	8107 37TH AV SW
76	1	923890	1450	02/04/05	\$331,000	760	0	7	1945	4	4723	N	N	4127 SW WEBSTER ST
76	1	301330	0421	10/01/04	\$309,900	760	460	7	1942	2	4886	N	N	8216 CALIFORNIA AV SW
76	1	271910	0135	06/04/03	\$304,000	760	140	7	1926	4	5900	Y	N	6547 40TH AV SW
76	1	923890	1025	11/24/04	\$261,000	770	0	7	1942	4	4236	N	N	4136 SW KENYON ST
76	1	269560	0145	10/12/05	\$295,000	770	0	7	1948	4	4472	N	N	7918 37TH AV SW
76	1	249020	0250	09/14/04	\$317,500	770	0	7	1943	3	5100	N	N	3903 SW IDA ST
76	1	249120	0160	09/05/03	\$249,950	770	0	7	1944	3	6417	N	N	8836 37TH AV SW
76	1	249220	0985	08/01/03	\$249,950	780	0	7	1941	5	4080	N	N	3716 SW HOLDEN ST
76	1	301330	0805	07/28/04	\$299,500	780	0	7	1927	4	4199	N	N	3918 SW MONROE ST
76	1	301330	0170	07/28/05	\$316,600	780	300	7	1937	3	4246	N	N	4141 SW MONROE ST
76	1	301330	0515	10/19/05	\$360,000	780	390	7	1975	4	4456	Y	N	4114 SW ROSE ST
76	1	249020	0595	06/04/04	\$280,000	780	0	7	1942	4	5100	N	N	3936 SW KENYON ST
76	1	563750	0145	08/26/03	\$280,000	780	0	7	1920	3	6250	N	N	6516 41ST AV SW
76	1	249220	0035	12/16/03	\$190,000	790	0	7	1942	3	4400	N	N	3525 SW WEBSTER ST
76	1	249120	0118	03/12/03	\$257,900	790	790	7	1950	3	4806	N	N	3509 SW TRENTON ST
76	1	923890	0970	09/30/05	\$308,000	790	0	7	1944	3	5100	Y	N	4127 SW PORTLAND ST
76	1	178150	0145	04/01/05	\$330,000	800	800	7	1998	3	4726	N	N	3703 SW SULLIVAN ST
76	1	923890	0980	06/09/04	\$323,000	800	0	7	1944	3	5100	Y	N	4137 SW PORTLAND ST
76	1	301330	0300	07/19/03	\$270,100	800	0	7	1944	5	5732	N	N	4141 SW ELMGROVE ST
76	1	301330	0300	03/31/04	\$287,000	800	0	7	1944	5	5732	N	N	4141 SW ELMGROVE ST
76	1	006500	0080	11/25/03	\$302,650	800	530	7	1941	3	6038	Y	N	6542 36TH AV SW
76	1	249220	0590	02/20/03	\$277,500	800	0	7	1916	3	6120	N	N	3542 SW IDA ST
76	1	249320	0280	03/19/04	\$269,000	810	480	7	1950	4	3200	N	N	8415 40TH AV SW
76	1	249220	0515	04/18/04	\$273,400	810	350	7	1945	5	4080	N	N	3525 SW AUSTIN ST
76	1	923890	1150	06/11/04	\$315,000	810	120	7	1944	4	5100	N	N	4132 SW PORTLAND ST
76	1	923890	1175	07/25/05	\$365,500	810	0	7	1944	4	5100	N	N	4104 SW PORTLAND ST
76	1	249320	0155	02/28/05	\$300,000	810	0	7	1942	3	5320	Y	N	4107 SW THISTLE ST
76	1	178150	0308	03/25/05	\$325,000	810	0	7	1952	3	5628	N	N	3751 SW TILLMAN ST
76	1	178150	0220	12/12/05	\$300,000	820	0	7	1944	4	4961	N	N	3738 SW TILLMAN ST

***Improved Sales Used in this Annual Update Analysis***  
**Areas 48 & 76**  
**(1 to 3 Unit Residences)**

Area	Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
76	1	249020	0240	08/23/04	\$264,500	820	0	7	1942	4	5100	N	N	3906 SW IDA ST
76	1	178150	0140	11/04/05	\$325,000	820	820	7	1944	4	5177	N	N	3702 SW SULLIVAN ST
76	1	984230	0220	05/12/05	\$329,000	830	0	7	1947	5	4108	N	N	8212 39TH AV SW
76	1	178200	0180	07/27/04	\$255,750	830	0	7	1942	4	5100	N	N	3617 SW CLOVERDALE ST
76	1	431920	0820	04/29/05	\$359,500	830	120	7	1944	4	5214	Y	N	7321 36TH AV SW
76	1	178200	0220	12/17/03	\$275,674	830	620	7	1942	5	5425	N	N	8633 36TH AV SW
76	1	269560	0290	05/20/03	\$237,000	830	500	7	1950	4	5512	N	N	3541 SW MONROE ST
76	1	006500	0115	10/12/04	\$310,950	830	800	7	1945	4	5968	N	N	6502 36TH AV SW
76	1	150480	0005	01/24/03	\$276,000	830	470	7	1942	4	6953	N	N	9047 37TH AV SW
76	1	178250	0090	06/10/04	\$269,000	830	0	7	1942	4	7011	N	N	3606 SW CLOVERDALE ST
76	1	269560	0115	03/05/03	\$275,000	840	570	7	1948	4	4494	N	N	3701 SW KENYON ST
76	1	178150	0060	08/08/03	\$229,900	840	0	7	1941	4	4568	N	N	3735 SW THISTLE ST
76	1	178250	0050	12/29/03	\$304,500	840	0	7	1942	4	4600	N	N	8522 37TH AV SW
76	1	984230	0485	10/15/04	\$280,000	840	0	7	1939	4	7372	N	N	3522 SW THISTLE ST
76	1	923890	1070	06/05/03	\$304,500	850	300	7	1941	4	5100	Y	N	4107 SW HOLDEN ST
76	1	269560	0445	10/18/04	\$330,000	850	0	7	1942	5	5114	N	N	3735 SW ELMGROVE ST
76	1	269560	0375	04/14/04	\$231,000	850	0	7	1949	3	5225	N	N	3723 SW MONROE ST
76	1	178250	0120	08/20/03	\$284,950	860	0	7	1942	4	4600	N	N	8437 36TH AV SW
76	1	178200	0090	11/23/04	\$228,500	860	0	7	1942	4	5250	N	N	8613 35TH AV SW
76	1	178200	0015	07/09/04	\$219,000	860	0	7	1942	4	6860	N	N	8411 35TH AV SW
76	1	249020	0395	03/31/04	\$324,950	870	0	7	1941	4	5100	N	N	3917 SW HOLDEN ST
76	1	923890	1415	01/14/05	\$290,000	870	0	7	1941	4	5100	N	N	4106 SW IDA ST
76	1	923890	1405	11/10/05	\$330,000	870	0	7	1941	4	5100	Y	N	4116 SW IDA ST
76	1	923890	1075	04/21/05	\$399,000	870	280	7	1941	4	5100	Y	N	4115 SW HOLDEN ST
76	1	112100	0220	06/22/04	\$294,000	870	0	7	1929	3	6297	Y	N	6754 37TH AV SW
76	1	112100	0155	09/30/04	\$335,700	870	0	7	1945	3	6307	Y	N	6721 36TH AV SW
76	1	178200	0080	07/20/05	\$225,000	870	0	7	1942	3	6410	N	N	8601 35TH AV SW
76	1	269560	0180	09/10/04	\$206,000	880	0	7	1949	4	4264	N	N	3525 SW KENYON ST
76	1	431920	0649	03/31/04	\$260,000	900	900	7	1948	4	3989	Y	N	3520 SW WEBSTER ST
76	1	301330	0490	02/18/04	\$325,000	900	460	7	1942	4	4244	Y	N	4138 SW ROSE ST
76	1	249020	0475	01/02/04	\$301,000	900	0	7	1941	4	5100	N	N	3920 SW PORTLAND ST

***Improved Sales Used in this Annual Update Analysis***  
**Areas 48 & 76**  
**(1 to 3 Unit Residences)**

Area	Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
76	1	984230	0200	02/24/03	\$252,500	910	0	7	1951	4	4688	N	N	3740 SW ROSE ST
76	1	923890	1155	09/05/03	\$270,000	910	230	7	1944	5	5100	N	N	4126 SW PORTLAND ST
76	1	923890	1265	09/19/05	\$424,500	910	250	7	1941	4	5100	N	N	4140 SW HOLDEN ST
76	1	923890	1490	07/14/03	\$325,000	910	500	7	1949	3	5125	Y	N	7518 CALIFORNIA AV SW
76	1	984230	0560	11/01/04	\$290,000	910	220	7	1950	3	6695	N	N	3533 SW SOUTHERN ST
76	1	301330	1015	05/13/03	\$290,000	920	200	7	1957	4	4201	Y	N	3935 SW ELMGROVE ST
76	1	271910	0265	05/22/03	\$320,000	920	0	7	1922	3	6060	Y	N	6707 39TH AV SW
76	1	029300	0088	02/20/03	\$289,950	920	450	7	1947	4	6383	N	N	7717 37TH AV SW
76	1	431920	0385	03/21/05	\$383,000	920	0	7	1941	4	13336	Y	N	3632 SW OTHELLO ST
76	1	178250	0187	02/23/05	\$341,000	920	400	7	1947	3	15750	N	N	8434 36TH AV SW
76	1	178250	0130	11/03/04	\$285,000	930	0	7	1942	3	4600	N	N	8427 36TH AV SW
76	1	923890	0990	05/05/04	\$335,000	930	0	7	1924	5	5408	Y	N	7800 CALIFORNIA AV SW
76	1	271910	0180	11/02/04	\$322,000	930	290	7	1942	4	6297	Y	N	3922 SW HOLLY ST
76	1	269560	0135	07/14/04	\$282,900	940	0	7	1948	5	4472	N	N	7910 37TH AV SW
76	1	249020	0585	05/02/05	\$333,000	940	100	7	1916	4	4896	N	N	3946 SW KENYON ST
76	1	178150	0165	07/26/04	\$306,000	950	780	7	1944	4	4725	N	N	3723 SW SULLIVAN ST
76	1	262403	9107	05/18/04	\$426,915	950	170	7	1924	5	5508	Y	N	7015 39TH AV SW
76	1	262403	9107	12/06/05	\$499,950	950	170	7	1924	5	5508	Y	N	7015 39TH AV SW
76	1	248920	0060	07/26/05	\$555,000	950	510	7	1942	3	6000	Y	N	6924 39TH AV SW
76	1	563750	0080	03/21/03	\$251,000	950	0	7	1951	4	6250	N	N	6516 42ND AV SW
76	1	029300	0087	06/20/03	\$305,000	950	450	7	1947	4	6383	N	N	7711 37TH AV SW
76	1	178200	0070	07/13/04	\$238,000	950	0	7	1942	3	6860	N	N	8465 35TH AV SW
76	1	178150	0415	06/09/04	\$339,000	950	470	7	1974	4	7140	Y	N	3724 SW DONOVAN ST
76	1	301330	0790	08/14/03	\$277,000	950	450	7	1955	4	8390	N	N	3924 SW MONROE ST
76	1	178150	0073	02/11/03	\$240,950	960	740	7	1949	4	4060	Y	N	3749 SW THISTLE ST
76	1	984230	0355	08/29/05	\$395,000	960	860	7	2005	3	4161	N	N	3734 SW THISTLE ST
76	1	178150	0071	10/03/05	\$399,000	960	740	7	1949	3	4560	Y	N	3745 SW THISTLE ST
76	1	249320	0500	09/16/03	\$262,500	960	360	7	1943	4	4800	Y	N	8517 39TH AV SW
76	1	249320	0385	10/08/03	\$436,000	960	1086	7	1980	4	5100	Y	N	8428 41ST AV SW
76	1	249220	0200	12/16/04	\$355,000	970	650	7	1951	3	4007	Y	N	3729 SW WEBSTER ST
76	1	249320	0415	04/22/05	\$425,000	980	740	7	1958	4	3200	N	N	8414 40TH AV SW

***Improved Sales Used in this Annual Update Analysis***  
**Areas 48 & 76**  
**(1 to 3 Unit Residences)**

Area	Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
76	1	301330	1515	05/13/03	\$285,000	980	750	7	1941	4	4194	Y	N	4000 SW THISTLE ST
76	1	301330	0505	08/15/03	\$310,000	980	940	7	1913	5	4236	Y	N	4126 SW ROSE ST
76	1	984230	0410	05/04/03	\$279,000	980	550	7	1951	3	4743	N	N	3537 SW ROSE ST
76	1	984230	0410	04/06/05	\$344,000	980	550	7	1951	3	4743	N	N	3537 SW ROSE ST
76	1	301330	0015	09/23/04	\$330,000	980	580	7	1941	5	6108	N	N	7912 CALIFORNIA AV SW
76	1	984230	0605	09/24/04	\$255,000	980	440	7	1950	4	6605	N	N	8203 35TH AV SW
76	1	301330	1055	09/22/04	\$340,000	980	370	7	1941	4	8365	N	N	8103 39TH AV SW
76	1	178200	0195	10/08/04	\$255,000	990	0	7	1942	5	5880	N	N	8607 36TH AV SW
76	1	984230	0290	09/24/04	\$322,500	1000	600	7	1950	4	4244	N	N	3715 SW ROSE ST
76	1	301330	0150	06/01/05	\$409,000	1000	720	7	2000	3	4252	N	N	8002 CALIFORNIA AV SW
76	1	249320	0220	08/17/04	\$420,000	1000	500	7	1955	4	4300	Y	N	8474 42ND AV SW
76	1	923890	1275	12/12/03	\$310,000	1000	0	7	1914	4	5100	N	N	4132 SW HOLDEN ST
76	1	984230	0625	04/18/05	\$312,000	1010	0	7	1951	4	4112	N	N	3518 SW ROSE ST
76	1	301330	1095	11/10/04	\$302,500	1010	510	7	1953	4	4206	Y	N	3940 SW SOUTHERN ST
76	1	249220	0040	12/11/03	\$280,000	1010	700	7	1952	4	5833	N	N	3529 SW WEBSTER ST
76	1	006500	0154	10/25/05	\$432,000	1010	320	7	1950	4	6414	Y	N	6537 36TH AV SW
76	1	923890	0995	11/21/03	\$315,000	1020	280	7	1940	5	5400	Y	N	7806 CALIFORNIA AV SW
76	1	029300	0079	04/25/03	\$250,000	1020	400	7	1947	3	9279	N	N	3723 SW HOLDEN ST
76	1	352590	0025	05/20/04	\$460,000	1030	200	7	1926	4	6000	Y	N	6924 HEIGHTS PL SW
76	1	249120	0105	03/09/04	\$284,950	1030	570	7	1925	5	6052	N	N	8817 35TH AV SW
76	1	984230	0735	04/30/03	\$223,950	1030	300	7	1951	3	6359	N	N	8111 35TH AV SW
76	1	984230	0530	10/27/05	\$395,000	1030	1000	7	1953	4	6417	N	N	8202 37TH AV SW
76	1	563750	0075	10/29/03	\$259,950	1038	228	7	2003	3	1405	N	N	6514 B 42ND AV SW
76	1	563750	0077	10/15/03	\$289,950	1038	228	7	2003	3	1655	N	N	6512 D 42ND AV SW
76	1	563750	0071	02/17/04	\$255,000	1038	228	7	2003	3	1718	N	N	6512 B 42ND AV SW
76	1	249120	0835	06/02/04	\$255,000	1040	0	7	1956	3	5053	N	N	9026 36TH AV SW
76	1	431820	0245	10/01/04	\$414,000	1040	900	7	1912	4	5883	N	N	7358 CALIFORNIA AV SW
76	1	249320	0170	03/04/03	\$291,500	1040	0	7	1941	4	6147	Y	N	8409 41ST AV SW
76	1	249220	0720	05/25/05	\$375,000	1050	0	7	1925	5	4080	N	N	3543 SW IDA ST
76	1	301330	0595	06/20/05	\$312,000	1050	0	7	1921	3	4229	Y	N	4115 SW ROSE ST
76	1	249120	0345	12/03/03	\$229,500	1050	0	7	1942	3	5134	N	N	8837 37TH AV SW

***Improved Sales Used in this Annual Update Analysis***  
**Areas 48 & 76**  
**(1 to 3 Unit Residences)**

Area	Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
76	1	249220	0195	05/20/05	\$400,000	1060	400	7	1955	4	4030	Y	N	3725 SW WEBSTER ST
76	1	431920	0590	06/03/05	\$475,000	1060	640	7	1951	4	6161	N	N	7306 36TH AV SW
76	1	178200	0020	11/18/03	\$227,000	1060	0	7	1942	3	6860	N	N	8417 35TH AV SW
76	1	563750	0105	11/22/05	\$359,000	1070	0	7	1949	4	6000	N	N	6517 41ST AV SW
76	1	271910	0360	11/17/04	\$392,000	1070	190	7	1941	5	6077	Y	N	6726 42ND AV SW
76	1	249120	0130	01/03/03	\$263,500	1080	500	7	1943	4	4026	N	N	3621 SW TRENTON ST
76	1	249120	0130	04/28/04	\$299,000	1080	500	7	1943	4	4026	N	N	3621 SW TRENTON ST
76	1	178150	0180	03/24/04	\$230,000	1080	0	7	1944	3	4725	N	N	3737 SW SULLIVAN ST
76	1	178150	0180	03/30/04	\$295,000	1080	0	7	1944	3	4725	N	N	3737 SW SULLIVAN ST
76	1	923890	1350	04/18/03	\$301,500	1080	0	7	1955	4	5100	Y	N	4143 SW AUSTIN ST
76	1	352403	9027	07/10/03	\$315,000	1080	760	7	1954	4	5110	N	N	3610 SW DONOVAN ST
76	1	249120	0335	10/06/03	\$230,000	1080	0	7	1942	4	5132	N	N	8841 37TH AV SW
76	1	249120	0010	07/24/03	\$265,000	1080	560	7	1943	4	5619	N	N	3515 SW TRENTON ST
76	1	112100	0570	05/11/04	\$495,000	1080	360	7	1941	3	6077	Y	N	6700 39TH AV SW
76	1	112100	0570	09/08/05	\$590,000	1080	360	7	1941	3	6077	Y	N	6700 39TH AV SW
76	1	249120	0700	11/07/05	\$383,500	1080	770	7	1953	4	6377	N	N	9050 37TH AV SW
76	1	269560	0350	03/02/05	\$340,500	1080	0	7	1954	5	8987	N	N	3715 SW MONROE ST
76	1	301330	0921	12/21/05	\$439,000	1090	760	7	1988	3	4205	Y	N	3938 SW ELMGROVE ST
76	1	249120	0005	11/15/04	\$267,000	1090	780	7	1943	4	5768	N	N	3521 SW TRENTON ST
76	1	112100	0066	08/18/04	\$389,000	1090	220	7	1950	3	6651	N	N	6756 36TH AV SW
76	1	431920	0730	04/25/03	\$299,000	1090	200	7	1912	4	6967	N	N	7314 39TH AV SW
76	1	029300	0068	11/17/03	\$335,000	1090	550	7	1948	4	7437	N	N	7736 38TH AV SW
76	1	301330	0970	11/15/05	\$425,000	1100	1100	7	1965	4	4181	N	N	3900 SW ELMGROVE ST
76	1	249020	0280	02/09/05	\$437,000	1100	0	7	1923	5	5100	Y	N	3933 SW IDA ST
76	1	301330	1410	11/19/03	\$252,000	1100	0	7	1942	4	5868	Y	N	3919 SW ROSE ST
76	1	301330	1410	11/30/05	\$335,000	1100	0	7	1942	4	5868	Y	N	3919 SW ROSE ST
76	1	178250	0199	08/03/05	\$348,000	1110	890	7	1952	3	12250	N	N	8440 36TH AV SW
76	1	984230	0036	08/26/03	\$241,000	1120	0	7	1964	3	4163	N	N	3738 SW SOUTHERN ST
76	1	029300	0184	05/20/05	\$369,950	1120	560	7	1952	4	6200	N	N	3516 SW KENYON ST
76	1	178200	0040	07/22/05	\$280,000	1120	0	7	1942	4	9310	N	N	8437 35TH AV SW
76	1	984230	0415	05/25/04	\$299,500	1130	550	7	1952	3	4738	N	N	3533 SW ROSE ST

***Improved Sales Used in this Annual Update Analysis***  
**Areas 48 & 76**  
**(1 to 3 Unit Residences)**

Area	Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
76	1	984230	0615	10/03/05	\$342,500	1130	840	7	1950	4	6614	N	N	8217 35TH AV SW
76	1	249220	0770	10/03/03	\$306,500	1140	0	7	1919	3	4080	N	N	3600 SW HOLDEN ST
76	1	178200	0250	02/21/03	\$233,255	1140	0	7	1942	4	5100	N	N	3624 SW TRENTON ST
76	1	029300	0201	05/21/03	\$295,000	1140	500	7	1955	3	6383	N	N	7720 36TH AV SW
76	1	029300	0130	08/05/04	\$282,500	1140	480	7	1911	5	7436	N	N	7724 37TH AV SW
76	1	029300	0067	05/15/03	\$274,000	1140	510	7	1948	4	7437	N	N	7742 38TH AV SW
76	1	984230	0010	06/09/04	\$285,000	1150	0	7	1941	4	4795	N	N	3756 SW SOUTHERN ST
76	1	301330	1525	04/29/05	\$359,000	1160	550	7	1951	4	4189	Y	N	3912 SW THISTLE ST
76	1	178150	0175	10/12/04	\$327,999	1160	400	7	1944	4	4725	N	N	3733 SW SULLIVAN ST
76	1	984230	0440	04/21/05	\$353,250	1160	790	7	1954	3	5019	N	N	3517 SW ROSE ST
76	1	301330	1490	05/18/05	\$415,000	1160	550	7	1932	4	6304	Y	N	4016 SW THISTLE ST
76	1	269560	0065	04/07/04	\$298,700	1170	600	7	1950	3	7942	N	N	3730 SW MONROE ST
76	1	269560	0065	03/25/04	\$250,000	1170	600	7	1950	3	7942	N	N	3730 SW MONROE ST
76	1	431920	0855	11/04/05	\$360,000	1170	0	7	1952	3	9500	Y	N	3712 SW WEBSTER ST
76	1	249020	0025	02/04/03	\$280,000	1180	390	7	1957	4	5100	N	N	3921 SW WEBSTER ST
76	1	301330	0125	08/05/03	\$338,000	1180	0	7	1910	3	6345	Y	N	4114 SW MONROE ST
76	1	271910	0052	12/02/05	\$355,000	1200	430	7	1997	3	1478	N	N	6548A 42ND AV SW
76	1	271910	0054	09/26/03	\$296,000	1200	430	7	1997	3	1732	N	N	6548B 42ND AV SW
76	1	178150	0265	03/25/04	\$295,000	1200	0	7	1944	4	5052	N	N	3707 SW TILLMAN ST
76	1	249020	0020	05/13/04	\$493,000	1200	380	7	1909	5	5100	N	N	3917 SW WEBSTER ST
76	1	248920	0145	03/15/03	\$360,000	1200	0	7	1956	4	5353	Y	N	6928 38TH AV SW
76	1	249320	0355	04/18/03	\$358,450	1210	580	7	1975	5	3563	Y	N	8452 41ST AV SW
76	1	150480	0025	09/27/05	\$415,000	1210	600	7	1998	3	4500	N	N	3716 SW BARTON ST
76	1	150480	0020	03/21/03	\$289,700	1210	600	7	1998	3	4500	N	N	3710 SW BARTON ST
76	1	150480	0020	09/21/05	\$365,000	1210	600	7	1998	3	4500	N	N	3710 SW BARTON ST
76	1	249020	0140	12/16/03	\$315,000	1210	540	7	1963	4	4590	N	N	3915 SW AUSTIN ST
76	1	301330	1005	11/11/03	\$312,000	1210	500	7	1978	3	6306	Y	N	3939 SW ELMGROVE ST
76	1	271660	0120	02/17/04	\$390,000	1210	150	7	1937	4	7274	Y	N	6764 41ST AV SW
76	1	271660	0120	06/23/05	\$470,000	1210	150	7	1937	4	7274	Y	N	6764 41ST AV SW
76	1	249120	0855	02/06/03	\$248,500	1230	0	7	1950	3	6006	N	N	9046 36TH AV SW
76	1	249120	0185	04/21/04	\$335,000	1230	890	7	1955	4	6408	N	N	3604 SW HENDERSON ST

***Improved Sales Used in this Annual Update Analysis***  
**Areas 48 & 76**  
**(1 to 3 Unit Residences)**

Area	Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
76	1	984230	0636	05/11/04	\$330,000	1240	1010	7	1958	5	4117	N	N	3526 SW ROSE ST
76	1	984230	0636	10/05/04	\$341,000	1240	1010	7	1958	5	4117	N	N	3526 SW ROSE ST
76	1	984230	0655	11/14/03	\$294,000	1240	980	7	1958	4	4128	N	N	3542 SW ROSE ST
76	1	984230	0650	07/07/05	\$408,000	1240	730	7	1959	4	4538	N	N	3540 SW ROSE ST
76	1	984230	0645	11/18/05	\$352,000	1240	980	7	1958	4	5155	N	N	3538 SW ROSE ST
76	1	006500	0335	09/25/03	\$375,500	1240	640	7	1977	4	6334	N	N	6502 38TH AV SW
76	1	249220	0205	05/19/04	\$345,000	1260	270	7	1948	4	4977	Y	N	3733 SW WEBSTER ST
76	1	269560	0355	08/23/04	\$331,000	1260	1000	7	1942	4	5225	N	N	3712 SW ELMGROVE ST
76	1	150480	0030	07/28/04	\$345,200	1270	600	7	1998	3	4500	N	N	3724 SW BARTON ST
76	1	269560	0225	02/12/04	\$275,000	1270	550	7	1964	3	4982	N	N	3509 SW MONROE ST
76	1	178150	0373	07/03/03	\$292,500	1270	400	7	1943	4	6731	N	N	3711 SW CLOVERDALE ST
76	1	249220	0705	03/08/05	\$365,000	1300	0	7	1926	3	4590	N	N	3537 SW IDA ST
76	1	269560	0230	02/18/04	\$263,000	1300	0	7	1928	4	4960	N	N	8007 35TH AV SW
76	1	269560	0520	05/25/05	\$345,500	1300	0	7	1951	4	5395	N	N	3519 SW ELMGROVE ST
76	1	563750	0110	04/01/03	\$285,000	1300	0	7	1949	4	6000	N	N	6513 41ST AV SW
76	1	249020	0076	02/24/04	\$291,950	1320	480	7	1961	3	4964	N	N	3944 SW AUSTIN ST
76	1	301330	0055	09/30/05	\$372,000	1330	380	7	1979	4	4234	N	N	4123 SW KENYON ST
76	1	431820	0185	05/22/03	\$486,000	1330	230	7	1945	4	16830	Y	N	7339 40TH AV SW
76	1	301330	0650	05/18/04	\$412,000	1340	950	7	1957	4	4229	Y	N	4114 SW THISTLE ST
76	1	249020	0175	11/20/03	\$349,000	1350	780	7	1984	3	5100	Y	N	3947 SW AUSTIN ST
76	1	249020	0180	07/11/05	\$450,000	1350	700	7	1983	3	5100	Y	N	3951 SW AUSTIN ST
76	1	112100	0080	08/05/04	\$420,000	1350	0	7	1990	3	5327	Y	N	6736 36TH AV SW
76	1	029300	0165	04/19/05	\$351,000	1350	700	7	1958	3	6384	N	N	7731 36TH AV SW
76	1	249220	0715	12/24/03	\$320,000	1360	0	7	1926	3	4080	N	N	3539 SW IDA ST
76	1	249220	0280	10/13/05	\$418,000	1380	780	7	1987	3	4086	Y	N	3716 SW AUSTIN ST
76	1	178150	0245	06/19/05	\$344,950	1390	0	7	1944	4	4961	N	N	3712 SW TILLMAN ST
76	1	431820	0110	12/01/05	\$435,000	1400	500	7	1978	5	5000	Y	N	4001 SW OHELLO ST
76	1	984230	0510	08/11/05	\$364,950	1400	0	7	1950	4	7226	N	N	3604 SW THISTLE ST
76	1	248920	0210	08/15/05	\$499,950	1410	0	7	1926	3	5641	Y	N	3703 SW MYRTLE ST
76	1	249120	0755	03/19/03	\$328,500	1420	0	7	1925	4	6399	N	N	9007 36TH AV SW
76	1	249120	0730	07/12/05	\$459,950	1430	0	7	1999	3	9579	N	N	9033 36TH AV SW

***Improved Sales Used in this Annual Update Analysis***  
**Areas 48 & 76**  
**(1 to 3 Unit Residences)**

Area	Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
76	1	431920	0892	06/10/05	\$354,950	1430	180	7	1912	3	10148	N	N	7318 39TH AV SW
76	1	301330	0110	05/23/03	\$345,000	1440	500	7	1948	3	4769	Y	N	4130 SW MONROE ST
76	1	271910	0215	09/01/04	\$571,000	1440	0	7	1927	5	6297	Y	N	6702 40TH AV SW
76	1	029300	0021	04/20/04	\$499,950	1440	714	7	1955	4	6384	N	N	7720 39TH AV SW
76	1	249120	0745	11/23/05	\$389,000	1440	0	7	1925	4	6394	N	N	9015 36TH AV SW
76	1	006500	0305	11/10/03	\$620,000	1440	1200	7	1966	4	6550	Y	N	6532 38TH AV SW
76	1	269560	0530	06/18/03	\$258,500	1440	0	7	1926	4	6598	N	N	8103 35TH AV SW
76	1	029300	0114	08/26/03	\$319,000	1440	660	7	1948	4	7437	N	N	7743 37TH AV SW
76	1	249220	0300	04/14/04	\$415,000	1460	0	7	1913	5	4080	Y	N	3702 SW AUSTIN ST
76	1	431920	0209	12/31/03	\$407,500	1460	600	7	1977	4	8251	N	N	3811 SW ORCHARD ST
76	1	301330	0850	04/14/05	\$345,000	1480	0	7	1943	4	4206	Y	N	3941 SW MONROE ST
76	1	006500	0400	01/29/05	\$335,000	1490	0	7	1915	3	6766	Y	N	6502 39TH AV SW
76	1	431920	0485	07/08/04	\$396,000	1500	0	7	1928	3	9100	N	N	7208 36TH AV SW
76	1	249320	0275	05/17/05	\$380,000	1510	0	7	1989	3	3576	Y	N	8409 40TH AV SW
76	1	248920	0140	07/15/03	\$450,000	1510	0	7	1943	4	5565	Y	N	6924 38TH AV SW
76	1	249120	0682	07/06/05	\$465,000	1520	0	7	1998	3	6387	N	N	9030 37TH AV SW
76	1	112100	0180	06/28/04	\$467,500	1540	0	7	1929	4	6303	Y	N	6739 36TH AV SW
76	1	178150	0160	09/19/03	\$340,000	1560	1010	7	1997	3	4725	N	N	3717 SW SULLIVAN ST
76	1	248920	0250	06/21/04	\$475,000	1560	0	7	1924	4	6300	N	N	6910 37TH AV SW
76	1	431920	0705	03/05/04	\$290,000	1590	0	7	1980	3	8376	N	N	7307 35TH AV SW
76	1	431770	0315	05/04/05	\$463,000	1600	0	7	1913	3	9500	N	N	7336 40TH AV SW
76	1	248920	0240	07/26/05	\$492,000	1620	0	7	1925	4	6300	Y	N	6900 37TH AV SW
76	1	431770	0386	10/11/05	\$650,000	1640	1330	7	1963	3	9522	Y	N	7319 39TH AV SW
76	1	352590	0070	08/31/03	\$470,000	1660	710	7	1982	4	4551	Y	N	6755 41ST AV SW
76	1	301330	0450	10/26/05	\$382,500	1690	0	7	1949	5	4236	Y	N	4127 SW SOUTHERN ST
76	1	249120	0220	07/21/03	\$250,000	1700	0	7	1948	3	6425	N	N	8821 36TH AV SW
76	1	249120	0220	02/18/05	\$288,000	1700	0	7	1948	3	6425	N	N	8821 36TH AV SW
76	1	112100	0074	10/28/05	\$590,000	1740	0	7	1993	3	5325	Y	N	6744 36TH AV SW
76	1	431820	0425	05/19/05	\$499,000	1760	0	7	1914	3	7683	N	N	7459 GATEWOOD RD SW
76	1	006500	0280	08/19/04	\$415,000	1800	1000	7	1947	5	6550	Y	N	6537 37TH AV SW
76	1	923890	1085	01/20/05	\$579,000	1820	790	7	1991	3	5100	Y	N	4123 SW HOLDEN ST

***Improved Sales Used in this Annual Update Analysis***  
**Areas 48 & 76**  
**(1 to 3 Unit Residences)**

Area	Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
76	1	431820	0175	12/09/03	\$410,500	1820	340	7	1979	4	8500	N	N	7333 40TH AV SW
76	1	249220	0020	05/07/04	\$275,000	1840	0	7	1985	3	3348	N	N	3513 SW WEBSTER ST
76	1	249220	0020	08/19/04	\$430,000	1840	0	7	1985	3	3348	N	N	3513 SW WEBSTER ST
76	1	431820	0210	09/06/05	\$460,000	1880	0	7	2000	3	5860	N	N	7320 CALIFORNIA AV SW
76	1	984230	0140	12/27/04	\$460,500	1910	240	7	1928	4	5699	N	N	3707 SW SOUTHERN ST
76	1	301330	0740	05/04/05	\$390,000	1940	0	7	1998	3	4182	N	N	3901 S KENYON ST
76	1	923890	1480	06/04/04	\$390,000	1970	0	7	1924	3	4882	N	N	7510 CALIFORNIA AV SW
76	1	301330	0896	07/21/03	\$287,000	2060	0	7	1947	4	4366	N	N	3903 SW MONROE ST
76	1	006500	0320	09/20/04	\$631,950	2140	200	7	1999	3	6550	Y	N	6516 38TH AV SW
76	1	112100	0290	05/11/04	\$565,000	2180	0	7	1992	3	6540	Y	N	6717 37TH AV SW
76	1	984230	0185	07/26/05	\$565,000	2510	0	7	1994	3	6236	N	N	3728 SW ROSE ST
76	1	271660	0109	11/16/04	\$531,000	900	710	8	1948	4	7218	Y	N	6751 40TH AV SW
76	1	249020	0565	10/09/03	\$298,000	1060	100	8	1950	4	5100	Y	N	3951 SW PORTLAND ST
76	1	006500	0425	07/17/03	\$425,000	1070	450	8	1958	3	6646	Y	N	6615 38TH AV SW
76	1	178150	0395	08/15/05	\$419,000	1110	830	8	1950	4	7140	Y	N	3739 SW CLOVERDALE ST
76	1	112100	0047	04/15/03	\$296,000	1160	310	8	1951	3	6779	Y	N	6739 35TH AV SW
76	1	923890	1250	08/08/05	\$410,000	1170	140	8	1952	4	4881	N	N	7610 CALIFORNIA AV SW
76	1	271910	0416	05/01/03	\$334,950	1170	430	8	1962	4	5470	Y	N	6723 42ND AV SW
76	1	150480	0060	05/10/04	\$370,000	1210	610	8	1950	4	6750	Y	N	9036 38TH AV SW
76	1	249320	0360	11/01/03	\$425,000	1230	630	8	1946	4	7753	Y	N	8444 41ST AV SW
76	1	006500	0415	03/07/03	\$461,000	1240	650	8	1947	4	6540	Y	N	6607 38TH AV SW
76	1	271660	0170	04/10/03	\$525,000	1250	550	8	1940	3	9851	Y	N	3916 SW FRONTENAC ST
76	1	262403	9098	03/17/05	\$548,050	1260	280	8	1954	4	4655	Y	N	4019 SW FRONTENAC ST
76	1	178150	0314	01/22/03	\$289,950	1280	1000	8	1948	4	4736	N	N	3755 SW TILLMAN ST
76	1	431820	0160	06/05/03	\$400,000	1300	0	8	1952	3	9350	Y	N	7319 40TH AV SW
76	1	431920	0610	06/21/05	\$550,000	1320	1320	8	1967	4	9100	Y	N	7322 36TH AV SW
76	1	271660	0185	12/27/04	\$570,000	1330	780	8	1956	4	6639	Y	N	6914 40TH AV SW
76	1	112100	0105	06/24/05	\$487,000	1340	450	8	1951	4	5331	Y	N	6714 36TH AV SW
76	1	262403	9117	11/23/05	\$612,000	1340	930	8	1955	5	5982	Y	N	4027 SW FRONTENAC ST
76	1	271910	0390	07/06/05	\$650,000	1420	290	8	1952	3	6342	Y	N	4105 SW HOLLY ST
76	1	984230	0190	02/25/04	\$429,950	1430	300	8	1964	4	4161	N	N	3732 SW ROSE ST

***Improved Sales Used in this Annual Update Analysis***  
**Areas 48 & 76**  
**(1 to 3 Unit Residences)**

Area	Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
76	1	006500	0135	10/20/05	\$508,750	1430	930	8	1957	4	6419	Y	N	6517 36TH AV SW
76	1	249020	0450	01/25/05	\$425,000	1440	500	8	1968	4	5100	Y	N	3946 SW PORTLAND ST
76	1	923890	1180	12/19/03	\$545,000	1450	860	8	1999	3	5103	N	N	7711 41ST AV SW
76	1	262403	9068	10/18/05	\$585,500	1460	0	8	1904	3	5222	Y	N	4121 SW FRONTENAC ST
76	1	271910	0085	10/27/04	\$400,000	1480	1130	8	1958	5	11800	Y	N	6535 41ST AV SW
76	1	249020	0465	03/28/05	\$445,000	1510	300	8	1953	3	5100	Y	N	3930 SW PORTLAND ST
76	1	248920	0335	06/14/04	\$660,250	1510	0	8	1927	4	9450	Y	N	3605 SW WILLOW ST
76	1	923890	1320	10/10/05	\$425,000	1520	510	8	1968	3	5100	Y	N	4111 SW AUSTIN ST
76	1	431820	0040	02/10/05	\$480,000	1540	700	8	1971	4	8816	Y	N	4127 SW ORCHARD ST
76	1	262403	9067	08/20/04	\$650,000	1550	0	8	1976	3	6753	Y	N	4117 SW FRONTENAC ST
76	1	563750	0240	01/20/04	\$440,000	1570	920	8	1990	4	6057	N	N	6525 39TH AV SW
76	1	301330	0320	11/01/05	\$560,000	1620	800	8	1995	4	4234	Y	N	4123 SW ELMGROVE ST
76	1	301330	0318	08/26/05	\$567,450	1620	840	8	1995	4	4236	Y	N	4127 SW ELMGROVE ST
76	1	352590	0040	01/15/03	\$435,000	1650	0	8	1927	4	5085	Y	N	6914 HEIGHTS PL SW
76	1	248920	0190	08/24/05	\$715,000	1780	620	8	1952	3	9120	Y	N	6901 37TH AV SW
76	1	248920	0125	10/25/05	\$680,000	1790	200	8	1948	4	6203	Y	N	6908 38TH AV SW
76	1	563750	0150	10/07/03	\$325,000	1795	356	8	1999	4	6250	N	N	6520 41ST AV SW
76	1	248920	0020	02/20/03	\$605,000	1850	720	8	1991	3	8500	Y	N	3817 SW MYRTLE ST
76	1	249220	0465	01/06/04	\$553,000	1870	0	8	1924	3	6630	Y	N	3702 SW IDA ST
76	1	248920	0075	09/23/05	\$775,000	1910	660	8	1993	3	6000	Y	N	3824 SW MYRTLE ST
76	1	249320	0010	10/21/03	\$495,000	2060	510	8	1989	3	4288	Y	N	4218 SW SULLIVAN ST
76	1	431920	0325	05/30/03	\$465,000	2070	200	8	1946	4	9000	Y	N	7237 36TH AV SW
76	1	249020	0190	06/24/04	\$475,000	2090	0	8	1989	3	4845	Y	N	3958 SW IDA ST
76	1	301330	0385	04/23/04	\$504,950	2146	0	8	2004	3	7398	Y	N	4110 SW SOUTHERN ST
76	1	301330	0512	11/22/05	\$601,500	2150	0	8	1998	3	4002	Y	N	4118 SW ROSE ST
76	1	006500	0180	12/09/03	\$405,000	2160	550	8	1994	3	5381	Y	N	6552 37TH AV SW
76	1	269560	0205	05/28/04	\$375,000	2230	0	8	2004	3	3751	N	N	3518 SW MONROE ST
76	1	269560	0165	09/16/05	\$490,000	2248	0	8	2002	3	4912	N	N	3534 SW MONROE ST
76	1	269560	0207	11/05/03	\$389,500	2330	0	8	2003	3	4389	N	N	3520 SW MONROE ST
76	1	301330	1320	03/07/03	\$565,000	2330	0	8	1999	3	5864	Y	N	3912 SW ROSE ST
76	1	301330	0605	02/09/05	\$446,370	2380	0	8	1992	3	4224	Y	N	4107 SW ROSE ST

***Improved Sales Used in this Annual Update Analysis***  
**Areas 48 & 76**  
**(1 to 3 Unit Residences)**

Area	Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
76	1	112100	0011	06/30/03	\$385,000	2380	710	8	1991	3	6033	Y	N	6709 35TH AV SW
76	1	249320	0230	03/28/03	\$460,000	2400	0	8	2002	3	5451	Y	N	4031 SW THISTLE ST
76	1	249320	0230	05/04/05	\$610,000	2400	0	8	2002	3	5451	Y	N	4031 SW THISTLE ST
76	1	431920	0865	05/11/05	\$575,000	2460	0	8	1990	3	9500	Y	N	3718 SW WEBSTER ST
76	1	923890	1530	08/08/05	\$609,900	2530	1150	8	2001	3	6122	N	N	4102 SW AUSTIN ST
76	1	249320	0185	02/03/04	\$735,000	2570	770	8	2003	3	5499	Y	N	8425 41ST AV SW
76	1	431920	0445	05/09/03	\$380,000	2640	0	8	1975	3	6600	Y	N	7228 39TH AV SW
76	1	249120	0711	04/28/03	\$440,000	2760	0	8	1999	3	5752	N	N	3610 SW BARTON ST
76	1	923890	1165	03/24/05	\$575,000	2940	0	8	1992	3	5100	N	N	4116 SW PORTLAND ST
76	1	006500	0260	10/10/05	\$675,000	3280	0	8	2001	3	6550	N	N	6517 37TH AV SW
76	1	271910	0115	12/28/05	\$667,500	1560	800	9	1989	3	6149	Y	N	6552 41ST AV SW
76	1	249320	0340	08/03/04	\$560,000	1570	900	9	1951	5	8200	Y	N	8462 41ST AV SW
76	1	271660	0160	04/26/05	\$885,000	1660	450	9	1931	5	5801	Y	N	6923 40TH AV SW
76	1	249220	0090	06/05/03	\$440,000	1860	300	9	2000	3	4080	Y	N	3548 SW AUSTIN ST
76	1	301330	0885	02/18/04	\$477,000	1860	0	9	2004	3	4189	N	N	3915 SW MONROE ST
76	1	249320	0146	06/09/04	\$484,500	1970	0	9	1991	3	5100	Y	N	8414 42ND AV SW
76	1	248920	0070	07/10/03	\$650,000	2220	190	9	1990	3	6000	Y	N	6932 39TH AV SW
76	1	249220	0190	05/24/04	\$650,000	2360	870	9	2004	3	4052	Y	N	3723 SW WEBSTER ST
76	1	112100	0400	06/10/04	\$850,000	2370	430	9	2004	3	6343	Y	N	6707 38TH AV SW
76	1	431820	0292	06/30/05	\$689,500	2380	0	9	2005	3	7619	N	N	4124 SW WEBSTER ST
76	1	301330	0315	09/15/04	\$600,000	2408	0	9	2004	3	5617	N	N	4131 SW ELMGROVE ST
76	1	870460	0080	03/11/05	\$660,000	2460	0	9	2005	3	6297	Y	N	9013 37TH AV SW
76	1	249220	0463	03/15/04	\$655,000	2480	500	9	2004	3	4072	N	N	3708 SW IDA ST
76	1	249220	0463	12/08/04	\$695,000	2480	500	9	2004	3	4072	N	N	3708 SW IDA ST
76	1	301330	0355	09/20/05	\$692,500	2530	0	9	2005	3	4246	Y	N	4142 SW SOUTHERN ST
76	1	249020	0600	05/27/04	\$700,963	2800	1280	9	2004	3	5100	N	N	3930 SW KENYON ST
76	1	249020	0570	06/09/04	\$678,000	3110	1000	9	1992	3	5100	Y	N	7804 41ST AV SW
76	1	923890	1040	11/19/03	\$600,000	2490	960	10	2003	3	4556	Y	N	4122 SW KENYON ST
76	1	431920	0475	03/03/04	\$669,500	2790	790	10	2003	3	9100	N	N	7118 36TH AV SW
76	1	431920	0480	04/13/04	\$680,000	2790	790	10	2003	3	9100	N	N	7122 36TH AV SW
76	1	431920	0480	11/02/05	\$750,000	2790	790	10	2003	3	9100	N	N	7122 36TH AV SW

***Improved Sales Used in this Annual Update Analysis***  
**Areas 48 & 76**  
**(1 to 3 Unit Residences)**

Area	Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
76	8	082600	0370	10/29/05	\$275,000	460	0	5	1919	3	5400	N	N	6357 40TH AV SW
76	8	762570	3240	12/12/05	\$322,500	590	0	5	1925	4	6250	N	N	6035 42ND AV SW
76	8	129130	0035	05/02/03	\$130,000	640	0	5	1923	4	4720	N	N	5627 35TH AV SW
76	8	129130	0035	02/06/04	\$153,000	640	0	5	1923	4	4720	N	N	5627 35TH AV SW
76	8	762570	3065	05/18/04	\$295,000	660	0	5	1922	4	6250	N	N	6018 41ST AV SW
76	8	006600	0450	07/25/05	\$320,000	770	600	5	1914	3	6550	N	N	6036 38TH AV SW
76	8	731240	0130	10/27/04	\$280,000	820	0	5	1912	4	4800	N	N	5417 35TH AV SW
76	8	762570	3250	02/22/03	\$220,000	830	0	5	1919	3	6250	N	N	6047 42ND AV SW
76	8	234930	0215	06/17/04	\$299,000	530	530	6	1938	4	5080	N	N	5648 38TH AV SW
76	8	762470	0005	04/06/05	\$255,000	550	0	6	1940	4	4000	Y	N	4101 SW HUDSON ST
76	8	246190	0330	12/10/05	\$212,500	600	0	6	1919	3	6000	N	N	5451 40TH AV SW
76	8	762570	0110	06/28/05	\$257,000	630	140	6	1913	3	6000	N	N	5212 40TH AV SW
76	8	006600	0165	09/08/05	\$289,950	640	0	6	1918	3	6550	N	N	5937 38TH AV SW
76	8	006600	0165	11/07/05	\$310,000	640	0	6	1918	3	6550	N	N	5937 38TH AV SW
76	8	762570	0116	06/26/03	\$306,000	670	0	6	1918	3	4000	N	N	3917 SW DAWSON ST
76	8	387490	0100	10/27/04	\$240,000	670	0	6	1919	3	7776	N	N	6302 36TH AV SW
76	8	762570	3050	07/18/05	\$342,500	700	0	6	1943	3	6250	N	N	6030 41ST AV SW
76	8	232403	9088	06/20/03	\$228,500	720	0	6	1944	3	5500	N	N	5052 FAUNTLEROY WY SW
76	8	234930	0100	03/01/05	\$332,600	730	0	6	1943	3	4800	N	N	5617 38TH AV SW
76	8	387490	0170	07/26/04	\$314,500	730	0	6	1925	4	6400	N	N	6350 37TH AV SW
76	8	762570	3180	05/16/03	\$229,000	750	0	6	1980	3	4125	N	N	6020 42ND AV SW
76	8	246190	0625	05/22/03	\$240,000	750	120	6	1911	3	6250	N	N	5606 41ST AV SW
76	8	762570	3085	04/15/03	\$180,000	760	0	6	1926	3	6000	N	N	6003 41ST AV SW
76	8	762570	2965	01/11/05	\$249,950	760	760	6	1942	5	2439	N	N	6003 FAUNTLEROY WY SW
76	8	762570	3015	04/07/05	\$300,000	760	0	6	1942	4	2893	N	N	6053 FAUNTLEROY WY SW
76	8	309500	0245	12/29/05	\$435,000	760	0	6	1928	4	4826	Y	N	5048 37TH AV SW
76	8	612660	0935	05/21/04	\$305,000	770	720	6	1913	3	3406	N	N	4850 40TH AV SW
76	8	762570	0095	05/25/04	\$215,000	770	120	6	1912	3	3600	N	N	5228 40TH AV SW
76	8	387490	0205	01/13/03	\$245,000	770	0	6	1947	4	5185	N	N	6318 37TH AV SW
76	8	246190	0425	12/27/05	\$245,000	800	0	6	1908	3	6000	N	N	5440 40TH AV SW
76	8	772360	0025	02/18/04	\$200,000	810	0	6	1941	4	4400	N	N	5211 35TH AV SW

***Improved Sales Used in this Annual Update Analysis***  
**Areas 48 & 76**  
**(1 to 3 Unit Residences)**

Area	Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
76	8	129730	0025	10/16/03	\$238,500	810	0	6	1921	4	6000	N	N	5023 40TH AV SW
76	8	006600	0235	09/09/03	\$256,620	810	0	6	1918	4	6300	N	N	5912 39TH AV SW
76	8	006600	0235	06/24/04	\$295,000	810	0	6	1918	4	6300	N	N	5912 39TH AV SW
76	8	762570	2705	10/31/03	\$225,000	820	0	6	1918	4	6250	N	N	5916 41ST AV SW
76	8	234930	0025	02/23/05	\$299,950	830	830	6	1944	5	2827	N	N	5620 FAUNTLEROY WY SW
76	8	309500	0165	06/22/04	\$318,000	830	0	6	1920	4	5250	N	N	5009 36TH AV SW
76	8	309500	0170	08/29/05	\$356,000	830	0	6	1920	4	5250	N	N	5013 36TH AV SW
76	8	246190	0605	03/06/03	\$228,000	840	600	6	1944	4	2428	N	N	5611 FAUNTLEROY WY SW
76	8	246190	0605	03/23/05	\$307,500	840	600	6	1944	4	2428	N	N	5611 FAUNTLEROY WY SW
76	8	246190	0445	09/10/03	\$229,500	850	0	6	1910	3	6000	N	N	5457 FAUNTLEROY WY SW
76	8	612660	1090	09/30/05	\$295,000	850	650	6	1912	3	6000	N	N	4827 38TH AV SW
76	8	762570	2585	05/27/03	\$229,950	850	0	6	1917	3	6250	N	N	5916 42ND AV SW
76	8	387490	0090	06/09/04	\$262,000	860	0	6	1919	3	7772	N	N	6314 36TH AV SW
76	8	172580	0210	06/06/03	\$208,650	910	400	6	1928	3	2800	N	N	5253 35TH AV SW
76	8	246190	0825	07/21/04	\$330,000	910	0	6	1918	4	6000	N	N	5633 41ST AV SW
76	8	762570	2710	05/13/05	\$390,000	920	0	6	1917	4	6250	N	N	5912 41ST AV SW
76	8	762570	3005	10/12/05	\$277,450	930	0	6	1942	4	2850	N	N	6043 FAUNTLEROY WY SW
76	8	129730	0040	06/10/03	\$272,000	940	630	6	1911	4	6000	N	N	5039 40TH AV SW
76	8	762570	0150	08/30/04	\$239,777	950	0	6	1912	4	6000	N	N	5227 40TH AV SW
76	8	246190	0810	05/19/04	\$295,000	950	0	6	1919	4	6000	N	N	5647 41ST AV SW
76	8	309500	0215	04/21/04	\$282,000	960	960	6	1911	4	5250	N	N	5049 36TH AV SW
76	8	612660	1445	04/10/03	\$285,000	960	0	6	1947	4	5405	N	N	4832 38TH AV SW
76	8	762570	3055	08/18/03	\$207,500	960	0	6	1943	4	6250	N	N	6026 41ST AV SW
76	8	762570	3055	11/20/03	\$280,000	960	0	6	1943	4	6250	N	N	6026 41ST AV SW
76	8	528820	0475	03/31/04	\$290,000	1000	0	6	1911	4	4865	Y	N	4747 35TH AV SW
76	8	246190	0305	04/07/03	\$226,000	1020	0	6	1919	4	2580	N	N	4014 SW FINDLAY ST
76	8	762570	2695	08/24/05	\$430,000	1050	120	6	1925	4	6250	N	N	5926 41ST AV SW
76	8	762570	2970	05/12/05	\$289,000	1060	0	6	1942	5	2271	N	N	6007 FAUNTLEROY WY SW
76	8	762570	2990	11/23/03	\$227,000	1060	500	6	2003	3	2448	N	N	6027 FAUNTLEROY WY SW
76	8	246190	0790	06/23/04	\$400,000	1060	250	6	1917	4	6250	N	N	5652 42ND AV SW
76	8	234930	0180	09/07/05	\$376,900	1100	0	6	1987	3	5080	N	N	5620 38TH AV SW

***Improved Sales Used in this Annual Update Analysis***  
**Areas 48 & 76**  
**(1 to 3 Unit Residences)**

Area	Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
76	8	762570	2500	09/14/05	\$399,950	1110	0	6	1917	4	6000	N	N	5917 41ST AV SW
76	8	762570	0160	11/16/05	\$450,000	1170	590	6	1915	4	6000	N	N	5237 40TH AV SW
76	8	246190	0685	05/25/04	\$303,000	1260	0	6	1921	3	6000	N	N	5653 40TH AV SW
76	8	246190	0700	03/24/05	\$360,000	1300	0	6	1914	4	6000	N	N	5637 40TH AV SW
76	8	082600	0315	07/17/03	\$269,950	1320	0	6	1980	3	5000	N	N	6318 41ST AV SW
76	8	731240	0020	07/20/04	\$274,000	1340	0	6	1918	3	5000	Y	N	5414 37TH AV SW
76	8	246190	0450	08/26/03	\$285,000	1380	0	6	1943	3	6000	N	N	5449 FAUNTLEROY WY SW
76	8	762570	2590	08/14/03	\$280,000	1400	120	6	1926	3	6250	N	N	5912 42ND AV SW
76	8	129730	0065	03/05/03	\$295,000	1420	1400	6	1981	3	6250	Y	N	4016 SW DAWSON ST
76	8	006600	0140	03/25/05	\$329,000	1480	0	6	1925	3	6550	N	N	5911 38TH AV SW
76	8	234930	0140	02/18/03	\$287,500	1570	0	6	1992	3	4800	N	N	5651 38TH AV SW
76	8	234930	0140	07/29/05	\$390,000	1570	0	6	1992	3	4800	N	N	5651 38TH AV SW
76	8	006600	0025	05/30/03	\$305,000	660	400	7	1925	3	6300	N	N	5915 37TH AV SW
76	8	082600	0365	04/29/04	\$262,950	700	150	7	1944	4	5000	N	N	6356 41ST AV SW
76	8	232403	9096	12/11/03	\$179,000	710	0	7	1943	3	4383	N	N	5020 FAUNTLEROY WY SW
76	8	762570	2765	06/22/04	\$328,500	720	180	7	1943	4	6000	N	N	5941 39TH AV SW
76	8	762570	3235	01/07/04	\$295,000	720	0	7	1916	4	6250	N	N	6031 42ND AV SW
76	8	762570	2985	06/01/04	\$230,000	730	570	7	2000	3	1626	N	N	6021 FAUNTLEROY WY SW
76	8	762570	2995	02/23/04	\$239,500	760	700	7	2003	3	2063	N	N	6033 FAUNTLEROY WY SW
76	8	762570	2975	12/27/05	\$350,000	760	600	7	2003	3	2322	N	N	6013 FAUNTLEROY WY SW
76	8	757920	0685	04/29/05	\$336,500	780	0	7	1922	4	5750	N	N	4837 40TH AV SW
76	8	612660	0185	09/07/04	\$293,000	790	0	7	1927	4	4313	N	N	4736 38TH AV SW
76	8	006600	0055	06/30/04	\$329,950	790	120	7	1944	3	6350	N	N	5947 37TH AV SW
76	8	006600	0060	11/09/04	\$322,500	790	120	7	1944	3	6400	N	N	5951 37TH AV SW
76	8	006600	0405	06/02/04	\$288,000	790	0	7	1944	3	6500	N	N	6037 37TH AV SW
76	8	006600	0095	04/15/05	\$289,950	790	80	7	1943	3	6550	N	N	5930 38TH AV SW
76	8	006600	0360	12/22/03	\$295,000	790	120	7	1943	4	6550	N	N	6006 39TH AV SW
76	8	234930	0221	07/26/05	\$362,500	800	0	7	1943	4	5184	N	N	3716 SW JUNEAU ST
76	8	757920	0675	07/14/03	\$227,500	800	0	7	1918	3	5750	N	N	4843 40TH AV SW
76	8	082600	0570	02/20/04	\$362,500	800	0	7	1943	3	5760	Y	N	6321 39TH AV SW
76	8	139430	0040	05/19/05	\$333,950	800	0	7	1942	4	6400	N	N	5936 37TH AV SW

***Improved Sales Used in this Annual Update Analysis***  
**Areas 48 & 76**  
**(1 to 3 Unit Residences)**

Area	Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
76	8	139430	0115	11/30/04	\$359,950	800	200	7	1944	4	6450	N	N	6052 37TH AV SW
76	8	006600	0400	12/11/03	\$265,000	800	550	7	1944	3	6500	N	N	6031 37TH AV SW
76	8	633200	0060	03/14/05	\$290,000	800	0	7	1914	4	7752	Y	N	6357 37TH AV SW
76	8	139330	0015	06/06/05	\$325,500	810	120	7	1943	3	5650	Y	N	5911 35TH AV SW
76	8	139380	0020	12/14/05	\$310,000	810	0	7	1939	3	6400	N	N	6040 36TH AV SW
76	8	762570	3175	08/05/04	\$290,000	820	0	7	1914	3	4125	N	N	6028 42ND AV SW
76	8	731240	0005	03/23/05	\$319,950	820	0	7	1918	4	5000	Y	N	5402 37TH AV SW
76	8	246190	0775	04/04/03	\$295,000	820	200	7	1918	4	6250	N	N	5636 42ND AV SW
76	8	246190	0775	04/15/05	\$354,500	820	200	7	1918	4	6250	N	N	5636 42ND AV SW
76	8	633200	0055	11/14/05	\$379,950	820	0	7	1949	4	6550	N	N	6351 37TH AV SW
76	8	762570	3019	05/12/05	\$255,000	830	0	7	2005	3	1041	N	N	6051 B FAUNTLEROY WY SW
76	8	762570	3012	03/29/05	\$246,000	830	0	7	2005	3	1210	N	N	6047 A FAUNTLEROY WY SW
76	8	762570	3007	12/30/04	\$230,000	830	0	7	2005	3	1325	N	N	6045 B FAUNTLEROY WY SW
76	8	762570	3003	02/28/05	\$257,000	830	0	7	2005	3	1325	N	N	6045 A FAUNTLEROY WY SW
76	8	234930	0069	12/14/04	\$248,000	830	0	7	2005	3	1333	N	N	5650 B FAUNTLEROY WY SW
76	8	762570	3017	05/11/05	\$260,000	830	0	7	2005	3	1560	N	N	6051 A FAUNTLEROY WY SW
76	8	772360	0005	06/01/05	\$282,000	830	0	7	1948	3	5500	N	N	5205 35TH AV SW
76	8	006600	0430	01/01/04	\$288,000	830	240	7	1943	4	6943	N	N	6056 38TH AV SW
76	8	757920	0945	11/02/05	\$408,500	850	0	7	1918	4	5750	Y	N	4827 41ST AV SW
76	8	172580	0220	07/09/04	\$262,000	860	200	7	1949	4	4400	N	N	5251 35TH AV SW
76	8	757920	1145	06/22/03	\$275,000	860	0	7	1918	4	5750	Y	N	4847 42ND AV SW
76	8	528820	0435	08/25/05	\$353,500	870	0	7	1940	4	4723	Y	N	4731 35TH AV SW
76	8	772360	0045	04/17/03	\$229,950	870	0	7	1918	4	5500	N	N	5225 35TH AV SW
76	8	129730	0095	05/18/03	\$242,500	870	0	7	1951	4	6250	Y	N	5028 41ST AV SW
76	8	762570	3210	05/17/05	\$370,000	870	300	7	1919	4	6250	N	N	6007 42ND AV SW
76	8	612660	1485	04/24/04	\$315,000	880	0	7	1947	4	5405	Y	N	4814 38TH AV SW
76	8	172580	0165	06/07/04	\$314,000	880	220	7	1925	4	6250	N	N	5246 36TH AV SW
76	8	246190	0925	10/12/04	\$314,950	880	260	7	1917	4	6250	N	N	5653 42ND AV SW
76	8	139380	0030	08/30/05	\$405,500	880	120	7	1940	4	6400	N	N	6030 36TH AV SW
76	8	762570	0125	06/09/05	\$329,000	890	220	7	1950	3	6000	N	N	5201 40TH AV SW
76	8	762570	0080	06/23/03	\$260,000	890	0	7	1922	4	6000	N	N	5242 40TH AV SW

***Improved Sales Used in this Annual Update Analysis***  
**Areas 48 & 76**  
**(1 to 3 Unit Residences)**

Area	Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
76	8	762570	0080	09/17/04	\$306,000	890	0	7	1922	4	6000	N	N	5242 40TH AV SW
76	8	172580	0235	03/24/03	\$240,000	900	600	7	1949	4	4400	N	N	5243 35TH AV SW
76	8	082600	0245	08/15/05	\$310,000	930	0	7	1914	4	4766	N	N	6337 41ST AV SW
76	8	232403	9078	05/12/03	\$228,000	930	170	7	1941	4	5650	N	N	6013 35TH AV SW
76	8	309500	0090	05/15/03	\$338,000	940	0	7	1925	4	4800	N	N	5048 36TH AV SW
76	8	232403	9079	09/21/05	\$321,000	940	0	7	1941	3	5650	N	N	6007 35TH AV SW
76	8	743550	0055	03/08/04	\$285,000	940	300	7	1948	4	6000	N	N	5046 40TH AV SW
76	8	246190	0260	05/24/04	\$375,000	940	120	7	1919	4	6250	N	N	5406 41ST AV SW
76	8	612660	0920	02/07/05	\$450,000	940	340	7	1948	4	8896	N	N	4854 40TH AV SW
76	8	246190	0110	11/07/03	\$294,000	950	0	7	1918	3	6250	N	N	5423 42ND AV SW
76	8	082600	0275	01/29/03	\$288,000	960	450	7	1953	4	4800	N	N	6315 41ST AV SW
76	8	612660	1455	06/17/04	\$334,000	960	130	7	1947	4	5405	Y	N	4828 38TH AV SW
76	8	762570	0240	10/14/04	\$408,000	960	700	7	1911	5	6250	Y	N	5202 41ST AV SW
76	8	082600	0285	02/22/03	\$347,000	960	420	7	1922	4	9600	N	N	6307 41ST AV SW
76	8	743550	0035	03/01/04	\$275,000	980	200	7	1948	4	6000	N	N	5026 40TH AV SW
76	8	743550	0060	07/19/05	\$375,000	980	350	7	1948	4	6000	N	N	5052 40TH AV SW
76	8	743550	0045	06/22/05	\$391,500	980	500	7	1948	3	6000	N	N	5042 40TH AV SW
76	8	232403	9076	06/29/05	\$319,950	990	0	7	1941	3	5650	N	N	6023 35TH AV SW
76	8	246190	0535	12/03/04	\$330,000	990	460	7	1976	4	6000	N	N	5632 40TH AV SW
76	8	246190	0105	04/28/04	\$415,000	990	300	7	1918	4	6250	N	N	5427 42ND AV SW
76	8	731240	0040	04/06/04	\$330,000	1000	240	7	1919	3	5000	Y	N	5401 36TH AV SW
76	8	612660	1380	07/19/04	\$345,000	1000	0	7	1951	4	5250	Y	N	4853 37TH AV SW
76	8	006600	0190	08/29/05	\$342,000	1000	450	7	1949	4	6110	N	N	5956 39TH AV SW
76	8	246190	0125	07/19/04	\$325,000	1000	0	7	1918	3	6250	N	N	5407 42ND AV SW
76	8	762570	0190	02/27/03	\$280,000	1000	440	7	1953	4	6250	N	N	5252 41ST AV SW
76	8	246190	0960	10/28/03	\$315,000	1020	110	7	1917	4	6250	N	N	5617 42ND AV SW
76	8	105300	0090	02/27/03	\$310,000	1040	290	7	1941	4	6300	Y	N	5643 36TH AV SW
76	8	516670	0095	03/14/03	\$275,000	1040	350	7	1956	4	6300	N	N	5028 38TH AV SW
76	8	762570	0225	08/10/04	\$367,750	1050	360	7	1959	4	5000	N	N	5216 41ST AV SW
76	8	006600	0365	03/21/05	\$377,000	1050	440	7	1955	3	6812	N	N	6002 39TH AV SW
76	8	757920	0975	06/07/05	\$456,500	1060	0	7	1929	4	5750	Y	N	4811 41ST AV SW

***Improved Sales Used in this Annual Update Analysis***  
**Areas 48 & 76**  
**(1 to 3 Unit Residences)**

Area	Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
76	8	762570	0405	05/29/03	\$388,500	1060	400	7	1948	4	6250	N	N	5241 42ND AV SW
76	8	246190	0290	04/21/04	\$309,000	1070	0	7	1922	4	6250	N	N	5436 41ST AV SW
76	8	246190	0920	10/06/04	\$379,000	1070	0	7	1904	4	6250	N	N	5657 42ND AV SW
76	8	516670	0080	11/09/04	\$335,000	1070	310	7	1958	4	6300	N	N	5042 38TH AV SW
76	8	757920	0865	06/07/04	\$280,000	1080	0	7	1913	4	5750	N	N	4852 42ND AV SW
76	8	516670	0085	03/29/05	\$351,500	1080	390	7	1956	4	6300	N	N	5038 38TH AV SW
76	8	516670	0110	07/20/05	\$438,888	1080	390	7	1955	4	6300	N	N	5012 38TH AV SW
76	8	612660	0060	04/23/04	\$339,950	1090	0	7	1988	4	4230	Y	N	4721 37TH AV SW
76	8	006600	0410	11/01/04	\$306,450	1090	100	7	1944	3	6500	N	N	6041 37TH AV SW
76	8	006600	0415	08/21/03	\$340,000	1090	250	7	1944	3	6500	N	N	6047 37TH AV SW
76	8	246190	0345	10/27/03	\$277,250	1100	220	7	1908	3	6000	N	N	5433 40TH AV SW
76	8	139280	0030	09/16/04	\$327,400	1100	180	7	1940	4	6400	Y	N	5930 36TH AV SW
76	8	762570	0296	01/08/03	\$426,000	1110	0	7	1939	4	5400	N	N	4102 SW BRANDON ST
76	8	762570	2545	02/18/04	\$295,000	1110	400	7	1951	3	6250	N	N	5956 42ND AV SW
76	8	246190	0130	10/21/04	\$363,500	1110	520	7	1918	4	6250	N	N	5403 42ND AV SW
76	8	234930	0250	05/24/05	\$414,000	1110	400	7	1952	3	8942	N	N	5619 37TH AV SW
76	8	139380	0050	10/09/03	\$297,500	1120	0	7	1940	3	6400	Y	N	6010 36TH AV SW
76	8	139380	0050	09/22/05	\$390,000	1120	0	7	1940	3	6400	Y	N	6010 36TH AV SW
76	8	139330	0035	12/09/05	\$310,000	1120	0	7	1942	4	8475	Y	N	5935 35TH AV SW
76	8	762570	2520	04/17/04	\$380,000	1150	810	7	1918	4	4800	N	N	5937 41ST AV SW
76	8	232403	9067	08/22/03	\$289,950	1150	320	7	1941	3	5650	Y	N	3501 SW RAYMOND ST
76	8	516670	0115	04/28/05	\$429,750	1150	320	7	1953	4	6300	N	N	5006 38TH AV SW
76	8	006600	0120	07/02/03	\$290,000	1150	150	7	1991	3	6550	N	N	5904 38TH AV SW
76	8	234930	0130	05/01/03	\$264,000	1160	440	7	1947	4	4800	N	N	5641 38TH AV SW
76	8	310050	0065	12/08/05	\$390,000	1170	0	7	1927	4	5040	Y	N	5436 37TH AV SW
76	8	516670	0045	04/09/04	\$345,000	1170	500	7	1954	3	6350	N	N	5043 37TH AV SW
76	8	516670	0040	06/29/04	\$360,000	1170	720	7	1954	3	6350	N	N	5037 37TH AV SW
76	8	309500	0075	04/13/05	\$385,895	1180	0	7	1921	4	4956	N	N	5057 35TH AV SW
76	8	743550	0065	06/13/05	\$357,900	1180	400	7	1948	4	6000	N	N	5036 40TH AV SW
76	8	234930	0210	09/16/05	\$408,000	1200	180	7	1950	3	5080	N	N	5644 38TH AV SW
76	8	939670	0100	02/18/05	\$350,000	1200	760	7	1961	3	6350	N	N	5423 37TH AV SW

***Improved Sales Used in this Annual Update Analysis***  
**Areas 48 & 76**  
**(1 to 3 Unit Residences)**

Area	Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
76	8	516670	0066	09/29/04	\$345,000	1200	360	7	1959	4	7056	N	N	5052 38TH AV SW
76	8	129130	0025	04/15/05	\$330,000	1220	0	7	1928	5	4720	N	N	5621 35TH AV SW
76	8	246190	0592	06/27/05	\$349,000	1240	260	7	2005	3	1659	N	N	5629 B FAUNTLEROY WY SW
76	8	246190	0591	06/27/05	\$347,000	1240	260	7	2005	3	1721	N	N	5629 A FAUNTLEROY WY SW
76	8	234930	0027	12/29/04	\$309,950	1240	260	7	2005	3	1823	N	N	5622 A FAUNTLEROY WY SW
76	8	234930	0029	12/29/04	\$309,950	1240	260	7	2005	3	1829	N	N	5622 B FAUNTLEROY WY SW
76	8	612660	0115	05/24/04	\$380,000	1260	0	7	1927	4	4149	Y	N	4749 37TH AV SW
76	8	633200	0015	06/07/05	\$350,000	1260	0	7	1943	3	6550	N	N	6311 37TH AV SW
76	8	246190	0150	02/13/04	\$390,000	1270	110	7	1930	4	6250	N	N	5416 42ND AV SW
76	8	172580	0105	08/12/05	\$410,000	1270	0	7	1925	4	6250	Y	N	5241 36TH AV SW
76	8	006600	0345	08/14/03	\$375,000	1280	500	7	1983	3	6650	N	N	6022 39TH AV SW
76	8	309500	0060	08/09/05	\$380,000	1290	0	7	1927	3	4680	N	N	5045 35TH AV SW
76	8	633200	0080	05/28/03	\$324,950	1290	0	7	1988	3	6550	N	N	6342 38TH AV SW
76	8	516670	0055	11/14/03	\$460,000	1310	1030	7	1974	3	6350	N	N	5053 37TH AV SW
76	8	387490	0220	05/27/04	\$364,950	1330	0	7	1943	4	7783	N	N	6302 37TH AV SW
76	8	387490	0220	08/05/05	\$435,000	1330	0	7	1943	4	7783	N	N	6302 37TH AV SW
76	8	172580	0095	06/13/05	\$417,250	1340	0	7	1925	4	6250	Y	N	5245 36TH AV SW
76	8	232403	9092	08/10/04	\$445,000	1350	870	7	1952	4	7560	Y	N	3603 SW FINDLAY ST
76	8	528820	0310	07/09/03	\$399,500	1360	670	7	1949	3	8625	Y	N	4718 36TH AV SW
76	8	082600	0380	05/02/03	\$387,000	1380	0	7	1914	5	4800	N	N	6351 40TH AV SW
76	8	633200	0090	12/08/04	\$330,000	1390	120	7	1907	4	6550	N	N	6330 38TH AV SW
76	8	762570	2983	07/18/03	\$227,500	1401	0	7	2001	3	1774	N	N	6021 A FAUNTLEROY WY SW
76	8	762570	2987	08/23/04	\$255,000	1401	0	7	2001	3	2101	N	N	6021 B FAUNTLEROY WY SW
76	8	246190	0607	03/25/03	\$234,950	1404	0	7	2003	3	1536	N	N	5613 A FAUNTLEROY WY SW
76	8	246190	0609	03/04/03	\$230,000	1404	0	7	2003	3	2036	N	N	5613 B FAUNTLEROY WY SW
76	8	762470	0061	02/11/04	\$315,000	1410	0	7	1913	4	3100	Y	N	4115 SW HUDSON ST
76	8	762570	3255	04/18/05	\$465,000	1410	0	7	1970	4	6250	N	N	6051 42ND AV SW
76	8	172580	0175	01/29/04	\$386,200	1430	0	7	1928	4	6250	N	N	5252 36TH AV SW
76	8	172580	0175	09/15/05	\$485,000	1430	0	7	1928	4	6250	N	N	5252 36TH AV SW
76	8	246190	0525	05/03/04	\$311,000	1440	0	7	1918	4	6000	N	N	5620 40TH AV SW
76	8	528820	0425	12/22/05	\$443,300	1450	0	7	1931	5	4687	Y	N	4725 35TH AV SW

***Improved Sales Used in this Annual Update Analysis***  
**Areas 48 & 76**  
**(1 to 3 Unit Residences)**

Area	Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
76	8	762570	3105	05/06/05	\$405,000	1450	0	7	1954	4	6000	N	N	6021 41ST AV SW
76	8	772360	0185	07/18/05	\$545,000	1450	1000	7	1951	3	9920	Y	N	5202 37TH AV SW
76	8	516670	0150	10/08/03	\$376,500	1490	740	7	1958	4	6656	N	N	5059 38TH AV SW
76	8	762570	0170	08/19/05	\$479,000	1500	500	7	1911	4	6000	N	N	5247 40TH AV SW
76	8	246190	0660	03/31/04	\$386,600	1500	0	7	1925	4	6250	N	N	5642 41ST AV SW
76	8	772360	0125	01/09/03	\$365,000	1520	0	7	1912	5	6250	N	N	5205 36TH AV SW
76	8	528820	0280	05/27/03	\$326,000	1560	0	7	1911	4	5175	Y	N	4747 36TH AV SW
76	8	082600	0495	08/05/03	\$365,000	1580	0	7	1912	3	4800	Y	N	6340 40TH AV SW
76	8	516670	0130	05/16/05	\$435,000	1580	850	7	1958	4	6409	N	N	5039 38TH AV SW
76	8	762570	2998	12/09/03	\$254,000	1610	0	7	2003	3	1454	N	N	6031 B FAUNTLEROY WY SW
76	8	762570	2977	08/16/04	\$285,000	1610	0	7	2003	3	1582	N	N	6015 FAUNTLEROY WY SW
76	8	762570	2979	07/20/04	\$280,000	1610	0	7	2004	3	1596	N	N	6011 FAUNTLEROY WY SW
76	8	762570	2994	12/10/03	\$254,000	1610	0	7	2003	3	1609	N	N	6029 B FAUNTLEROY WY SW
76	8	762570	2996	10/12/05	\$324,950	1610	0	7	2003	3	1869	N	N	6031 A FAUNTLEROY WY SW
76	8	309500	0115	07/19/04	\$375,000	1610	290	7	1927	4	4800	N	N	5030 36TH AV SW
76	8	762570	2992	12/11/03	\$254,600	1620	0	7	2003	3	1444	N	N	6029 A FAUNTLEROY WY SW
76	8	232403	9144	08/18/04	\$465,000	1640	950	7	1958	3	5967	N	N	5005 38TH AV SW
76	8	743550	0100	10/04/05	\$450,000	1660	0	7	1949	3	7865	N	N	5045 FAUNTLEROY WY SW
76	8	129730	0050	06/15/03	\$315,000	1670	0	7	1915	4	6000	N	N	5047 40TH AV SW
76	8	633200	0230	05/13/05	\$565,000	1710	0	7	1904	4	6753	Y	N	6310 39TH AV SW
76	8	762570	2974	01/26/05	\$334,950	1720	0	7	2004	3	1447	N	N	6005 A FAUNTLEROY WY SW
76	8	762570	2969	01/26/05	\$346,950	1720	0	7	2004	3	1513	N	N	6009 A FAUNTLEROY WY SW
76	8	762570	2972	02/14/05	\$329,950	1720	0	7	2004	3	1614	N	N	6005 B FAUNTLEROY WY SW
76	8	762570	2967	02/10/05	\$329,950	1720	0	7	2004	3	1715	N	N	6009 B FAUNTLEROY WY SW
76	8	762570	2415	05/06/05	\$502,000	1720	0	7	1925	4	6250	N	N	5955 42ND AV SW
76	8	743550	0025	12/12/03	\$387,500	1750	130	7	1949	3	8014	N	N	5009 FAUNTLEROY WY SW
76	8	105300	0065	11/17/03	\$480,000	1950	0	7	1940	4	9440	Y	N	5634 36TH AV SW
76	8	310050	0030	06/23/05	\$575,000	2240	0	7	1924	5	7060	N	N	5446 36TH AV SW
76	8	633200	0126	06/08/05	\$362,500	870	0	8	1931	4	3148	Y	N	3809 SW GRAHAM ST
76	8	232403	9098	10/27/03	\$334,500	890	270	8	1942	4	7560	Y	N	5600 37TH AV SW
76	8	105300	0110	04/20/04	\$425,000	1070	540	8	1950	4	7686	Y	N	5657 36TH AV SW

***Improved Sales Used in this Annual Update Analysis***  
**Areas 48 & 76**  
**(1 to 3 Unit Residences)**

Area	Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
76	8	129730	0210	08/14/03	\$490,000	1220	700	8	2000	3	6250	Y	N	5047 42ND AV SW
76	8	105300	0135	01/21/04	\$350,000	1230	0	8	1963	3	5040	Y	N	5638 37TH AV SW
76	8	232403	9083	12/01/03	\$285,000	1390	970	8	1958	3	6400	Y	N	5951 36TH AV SW
76	8	757920	0745	01/05/05	\$435,000	1430	500	8	2000	3	2875	Y	N	4815 40TH AV SW
76	8	762570	0220	06/19/03	\$385,000	1480	1290	8	1978	4	7500	N	N	5222 41ST AV SW
76	8	232403	9114	09/15/04	\$459,950	1530	100	8	1959	4	7560	Y	N	5620 37TH AV SW
76	8	757920	0735	09/27/03	\$285,000	1550	0	8	2003	3	1476	N	N	4807 A 40TH AV SW
76	8	757920	0736	06/13/03	\$314,950	1610	0	8	2003	3	1408	Y	N	4807 A 40TH AV SW
76	8	757920	0736	03/15/05	\$393,000	1610	0	8	2003	3	1408	Y	N	4807 A 40TH AV SW
76	8	757920	0738	08/23/03	\$319,000	1610	0	8	2003	3	1427	Y	N	4807 B 40TH AV SW
76	8	757920	0737	09/27/03	\$299,950	1610	0	8	2003	3	1458	N	N	4809 B 40TH AV SW
76	8	309500	0225	10/08/04	\$394,250	1650	0	8	1927	4	5168	N	N	5057 36TH AV SW
76	8	757920	0825	04/19/04	\$415,000	1670	0	8	1910	4	5750	N	N	4832 42ND AV SW
76	8	757920	0855	08/29/03	\$598,000	1750	0	8	1922	5	5750	N	N	4846 42ND AV SW
76	8	129730	0100	06/20/03	\$380,000	1890	820	8	1981	3	6250	Y	N	5022 41ST AV SW
76	8	612660	0130	04/22/03	\$475,000	2110	0	8	1946	4	5503	Y	N	3700 SW EDMUNDS ST
76	8	757920	0795	11/01/05	\$500,000	2130	0	8	1925	4	5750	Y	N	4816 42ND AV SW
76	8	246190	0140	05/02/05	\$520,000	2130	400	8	1925	4	6250	Y	N	5408 42ND AV SW
76	8	129130	0009	09/27/05	\$485,000	2160	530	8	2000	3	5900	N	N	5607 35TH AV SW
76	8	234930	0110	03/27/03	\$425,000	2200	0	8	2003	3	4800	N	N	5625 38TH AV SW
76	8	234930	0110	11/05/04	\$431,000	2200	0	8	2003	3	4800	N	N	5625 38TH AV SW
76	8	762570	0245	11/06/03	\$524,000	2280	0	8	2003	3	6000	N	N	4111 SW DAWSON ST
76	8	762570	0215	06/23/05	\$545,000	2400	0	8	1910	5	6250	N	N	5226 41ST AV SW
76	8	757920	0580	10/02/03	\$405,000	2750	0	8	2003	3	5750	Y	N	4836 41ST AV SW
76	8	612660	1300	02/10/05	\$650,000	2880	500	8	1991	3	4320	Y	N	4811 37TH AV SW
76	8	082600	0550	05/07/04	\$530,000	1420	0	9	1929	4	4800	Y	N	6337 39TH AV SW
76	8	757920	0965	06/24/03	\$503,000	1720	1080	9	2002	3	5750	Y	N	4815 41ST AV SW
76	8	105300	0030	03/25/03	\$359,000	1850	550	9	1941	4	7020	N	N	3504 SW JUNEAU ST
76	8	246190	0955	08/17/04	\$625,000	1980	0	9	2004	3	6250	N	N	5623 42ND AV SW
76	8	772360	0065	12/15/05	\$489,995	2310	0	9	1990	3	3250	N	N	3515 SW DAWSON ST
76	8	762570	0290	05/08/03	\$550,000	2524	0	9	2001	3	7200	N	N	5247 41ST AV SW

***Improved Sales Used in this Annual Update Analysis***  
**Areas 48 & 76**  
**(1 to 3 Unit Residences)**

Area	Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
76	8	757920	0915	04/01/04	\$735,000	2830	990	9	2000	3	5750	Y	N	4843 41ST AV SW

***Improved Sales Removed from this Annual Update Analysis***  
**Areas 48 & 76**  
**(1 to 3 Unit Residences)**

<b>Area</b>	<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
48	006	032400	0114	05/26/04	\$339,950	IMP. CHARACTERISTICS CHANGED SINCE SALE
48	006	095200	0475	11/14/05	\$374,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
48	006	095200	0485	01/25/05	\$425,000	RELATED PARTY, FRIEND, OR NEIGHBOR
48	006	095200	0685	01/03/05	\$379,000	RELOCATION - SALE BY SERVICE
48	006	095200	0685	01/12/05	\$379,000	RELOCATION - SALE BY SERVICE
48	006	095200	0915	06/18/04	\$258,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
48	006	095200	1140	09/19/03	\$479,950	IMP. CHARACTERISTICS CHANGED SINCE SALE
48	006	095200	1370	06/16/04	\$520,500	NO MARKET EXPOSURE
48	006	095200	1385	10/19/04	\$375,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
48	006	095200	1385	05/31/05	\$650,000	Sale price does not appear to reflect assessors characteristics
48	006	095200	1405	06/09/03	\$275,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
48	006	095200	1535	05/18/04	\$355,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
48	006	095200	1765	09/15/03	\$275,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
48	006	095200	1985	02/26/03	\$165,000	NO MARKET EXPOSURE
48	006	095200	2050	06/01/05	\$275,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
48	006	095200	2340	11/05/04	\$500,000	NO MARKET EXPOSURE; NON-REPRESENTATIVE SALE
48	006	095200	2350	08/24/05	\$530,000	Sale price does not appear to reflect assessors characteristics
48	006	095200	2430	10/29/03	\$172,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
48	006	095200	2765	03/25/04	\$319,000	NO MARKET EXPOSURE
48	006	095200	2767	02/28/03	\$345,000	NO MARKET EXPOSURE
48	006	095200	3203	04/14/03	\$245,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
48	006	095200	3240	09/12/03	\$435,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
48	006	095200	3255	03/12/03	\$78,437	RELATED PARTY, FRIEND, OR NEIGHBOR; STATEMENT TO DOR DORRatio
48	006	095200	3305	05/28/04	\$315,000	RELOCATION - SALE TO SERVICE
48	006	095200	3464	08/05/03	\$286,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
48	006	095200	3515	09/22/03	\$300,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
48	006	095200	3525	04/30/03	\$160,000	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR DORRatio
48	006	095200	3855	04/24/03	\$222,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
48	006	095200	5085	04/16/04	\$263,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; NON-REPRESENTATIVE SALE; AND OTHER WARNINGS
48	006	095200	5330	08/23/04	\$147,165	QUIT CLAIM DEED DORRatio
48	006	095200	5515	11/19/04	\$887,500	%Compl
48	006	095200	5515	09/30/05	\$489,950	%Compl ActivePermitBeforeSale>25K
48	006	095200	5520	11/17/05	\$474,950	%Compl ActivePermitBeforeSale>25K
48	006	095200	5525	11/29/05	\$474,950	%Compl ActivePermitBeforeSale>25K
48	006	095200	5530	12/14/05	\$474,950	%Compl ActivePermitBeforeSale>25K
48	006	095200	5535	11/22/05	\$474,950	%Compl ActivePermitBeforeSale>25K
48	006	095200	5540	12/06/05	\$476,450	%Compl ActivePermitBeforeSale>25K
48	006	095200	5545	12/28/05	\$489,950	%Compl ActivePermitBeforeSale>25K

***Improved Sales Removed from this Annual Update Analysis***  
**Areas 48 & 76**  
**(1 to 3 Unit Residences)**

<b>Area</b>	<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
48	006	095200	5550	11/23/05	\$499,950	%Compl ActivePermitBeforeSale>25K
48	006	095200	5630	06/29/04	\$253,000	NO MARKET EXPOSURE
48	006	095200	5630	06/29/04	\$150,000	NO MARKET EXPOSURE DORRatio
48	006	095200	5760	02/21/03	\$275,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
48	006	231390	0095	06/25/04	\$297,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
48	006	231390	0115	03/16/04	\$311,750	IMP. CHARACTERISTICS CHANGED SINCE SALE
48	006	231390	0420	09/01/05	\$305,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
48	006	231390	0451	12/11/03	\$200,000	DORRatio
48	006	231390	0451	11/10/04	\$751,750	IMP. CHARACTERISTICS CHANGED SINCE SALE
48	006	282460	0120	11/17/05	\$515,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
48	006	282460	0225	01/29/03	\$370,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
48	006	282460	0225	02/22/05	\$509,950	IMP. CHARACTERISTICS CHANGED SINCE SALE
48	006	296090	0060	03/21/05	\$536,950	Sale price does not appear to reflect assessors characteristics
48	006	300980	0200	10/21/04	\$399,950	RELOCATION - SALE TO SERVICE
48	006	300980	0210	01/23/04	\$312,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
48	006	301630	0185	02/26/03	\$320,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
48	006	301630	0320	11/16/05	\$332,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
48	006	347580	0020	02/20/04	\$343,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
48	006	432120	0005	03/27/03	\$259,950	IMP. CHARACTERISTICS CHANGED SINCE SALE; NON-REPRESENTATIVE SALE
48	006	432120	0010	12/12/05	\$290,000	PrevImp<=25K
48	006	432120	0450	02/24/05	\$452,000	BANKRUPTCY - RECEIVER OR TRUSTEE
48	006	501950	0215	07/11/03	\$335,000	RELOCATION - SALE TO SERVICE
48	006	548920	0035	02/05/04	\$242,000	RELATED PARTY, FRIEND, OR NEIGHBOR
48	006	548920	0245	12/15/04	\$263,000	NO MARKET EXPOSURE PrevImp<=25K
48	006	691120	0015	11/09/05	\$680,000	Sale price does not appear to reflect assessors characteristics
48	006	746590	0080	01/17/03	\$200,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; NON-REPRESENTATIVE SALE DORRatio
48	006	746590	0100	05/27/05	\$650,000	RELOCATION - SALE BY SERVICE
48	006	746590	0100	05/27/05	\$650,000	RELOCATION - SALE TO SERVICE
48	006	746590	0335	05/22/03	\$250,000	RELATED PARTY, FRIEND, OR NEIGHBOR
48	006	746590	0455	06/24/04	\$414,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
48	006	757770	0071	01/16/03	\$222,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
48	006	757770	0136	12/03/03	\$385,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
48	006	757770	0187	05/10/05	\$439,000	RELOCATION - SALE BY SERVICE
48	006	757770	0187	05/10/05	\$439,000	RELOCATION - SALE TO SERVICE
48	006	757770	0466	10/13/03	\$265,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
48	006	757820	0500	05/19/03	\$133,000	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, Etc.); AND OTHER WARNINGS DORRatio
48	006	764590	0010	02/24/05	\$720,000	RELOCATION - SALE BY SERVICE
48	006	764590	0010	12/28/04	\$720,000	RELOCATION - SALE TO SERVICE
48	006	764590	0015	09/21/04	\$325,000	NO MARKET EXPOSURE DORRatio

***Improved Sales Removed from this Annual Update Analysis***  
**Areas 48 & 76**  
**(1 to 3 Unit Residences)**

<b>Area</b>	<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
48	006	764590	0060	07/12/04	\$350,000	RELATED PARTY, FRIEND, OR NEIGHBOR
48	006	764590	0340	03/18/03	\$335,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
48	006	791510	0055	12/08/04	\$133,635	QUIT CLAIM DEED DORRatio
48	006	791510	0530	09/21/04	\$129,466	RELATED PARTY, FRIEND, OR NEIGHBOR DORRatio
48	006	798740	0975	07/03/03	\$560,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
48	006	798740	1120	01/14/05	\$380,000	QUESTIONABLE PER SALES IDENTIFICATION
48	006	798740	1215	08/26/05	\$1,080,000	STATISTICAL OUTLIER; BOX PLOT
48	006	798740	1285	08/16/05	\$409,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
48	006	857540	0106	09/11/03	\$335,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
48	006	857540	0195	04/28/04	\$460,000	NO MARKET EXPOSURE; STATEMENT TO DOR
48	006	870160	0155	12/14/05	\$499,950	Sale price does not appear to reflect assessors characteristics
48	006	870160	0185	11/05/04	\$336,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
48	006	928580	0145	06/21/04	\$400,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; NON-REPRESENTATIVE SALE
48	006	928580	0220	09/05/03	\$359,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
48	006	928580	0435	10/27/03	\$345,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
48	006	928580	0675	11/08/05	\$416,000	Sale price does not appear to reflect assessors characteristics
48	006	928580	0830	12/11/03	\$265,000	PrevImp<=25K
48	006	928580	0840	05/23/03	\$246,000	PrevImp<=25K
48	006	928580	0840	06/27/05	\$350,000	PrevImp<=25K
48	006	928580	0890	05/06/05	\$300,000	PrevImp<=25K
48	006	928580	0935	06/06/05	\$294,900	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
48	006	929730	0025	12/13/04	\$300,000	PrevImp<=25K
48	006	929730	0230	01/05/05	\$525,000	RELOCATION - SALE BY SERVICE
48	006	929730	0230	01/11/05	\$525,000	RELOCATION - SALE TO SERVICE
48	006	929730	0275	10/18/05	\$795,000	ActivePermitBeforeSale>25K
48	006	929730	0275	11/10/03	\$230,000	NO MARKET EXPOSURE DORRatio
48	006	929730	0275	12/09/04	\$293,000	NO MARKET EXPOSURE; IMP. CHARACTERISTICS CHANGED SINCE SALE
48	006	929730	0350	01/10/05	\$315,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
48	006	929730	0420	11/05/03	\$287,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
48	006	929730	1405	04/05/04	\$365,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; SEGREGATION AND OOR MERGER
48	006	929730	1430	05/05/04	\$289,500	NO MARKET EXPOSURE
48	006	929730	1480	12/23/03	\$205,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
48	006	929730	1610	05/21/04	\$440,000	RELOCATION - SALE TO SERVICE
48	006	929730	1710	06/17/04	\$287,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
48	006	934540	0120	05/05/03	\$635,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
48	006	934540	0345	06/01/04	\$330,000	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
48	006	934540	0375	12/03/04	\$405,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
48	006	934540	0720	07/01/03	\$131,651	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102,

***Improved Sales Removed from this Annual Update Analysis***  
**Areas 48 & 76**  
**(1 to 3 Unit Residences)**

Area	Sub Area	Major	Minor	Sale Date	Sale Price	Comments
						Etc.) DORRatio
48	006	934590	0105	07/15/05	\$340,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
48	006	957780	0085	04/07/04	\$540,000	RELOCATION - SALE TO SERVICE
48	009	001000	0145	08/11/03	\$274,500	NO MARKET EXPOSURE
48	009	005900	0080	08/11/04	\$440,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
48	009	019400	0005	03/01/05	\$36,500	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR; AND OTHER WARNINGS DORRatio
48	009	019400	0175	04/28/04	\$330,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
48	009	019400	0265	07/05/05	\$355,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
48	009	019400	0455	01/28/04	\$263,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
48	009	019400	0485	09/01/04	\$417,000	BANKRUPTCY - RECEIVER OR TRUSTEE; NON-REPRESENTATIVE SALE
48	009	019400	0880	12/02/05	\$380,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
48	009	149280	0005	06/11/03	\$425,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
48	009	149330	0085	10/21/05	\$389,950	Sale price does not appear to reflect assessors characteristics
48	009	150130	0085	06/03/03	\$106,150	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; NO MARKET EXPOSURE DORRatio
48	009	150130	0085	06/08/04	\$164,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
48	009	239160	0150	10/29/03	\$256,257	IMP. CHARACTERISTICS CHANGED SINCE SALE
48	009	239160	0265	06/12/03	\$252,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
48	009	239160	0330	10/24/03	\$116,681	NO MARKET EXPOSURE; QUIT CLAIM DEED DORRatio
48	009	239160	0335	10/28/03	\$220,000	NO MARKET EXPOSURE; IMP. CHARACTERISTICS CHANGED SINCE SALE DORRatio
48	009	239160	0415	01/30/03	\$295,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
48	009	239160	0445	07/01/04	\$329,950	IMP. CHARACTERISTICS CHANGED SINCE SALE
48	009	239160	0455	11/16/04	\$239,950	IMP. CHARACTERISTICS CHANGED SINCE SALE
48	009	239160	1845	01/02/03	\$171,950	PrevImp<=25K
48	009	239160	1845	03/08/04	\$228,000	PrevImp<=25K
48	009	239160	2010	05/11/05	\$264,000	RELATED PARTY, FRIEND, OR NEIGHBOR
48	009	239160	2230	06/28/04	\$75,703	QUIT CLAIM DEED DORRatio
48	009	239160	2520	09/15/05	\$896,000	GOVERNMENT AGENCY
48	009	239160	2615	09/10/04	\$329,950	1031 TRADE
48	009	253080	0005	08/26/05	\$500,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
48	009	272670	0025	06/12/03	\$359,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
48	009	281310	0025	02/03/04	\$244,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; NO MARKET EXPOSURE
48	009	281310	0025	08/25/04	\$306,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
48	009	281310	0070	02/15/05	\$438,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
48	009	301030	0015	02/06/04	\$314,900	IMP. CHARACTERISTICS CHANGED SINCE SALE
48	009	301030	0230	08/21/03	\$155,000	NO MARKET EXPOSURE DORRatio

***Improved Sales Removed from this Annual Update Analysis***  
**Areas 48 & 76**  
**(1 to 3 Unit Residences)**

<b>Area</b>	<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
48	009	301030	0230	10/06/03	\$210,000	NO MARKET EXPOSURE DORRatio
48	009	301030	0285	02/22/05	\$351,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
48	009	301030	0295	05/18/05	\$200,000	QUIT CLAIM DEED DORRatio
48	009	301030	0345	04/14/04	\$450,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
48	009	301030	0515	12/01/04	\$615,000	MULTI-PARCEL SALE
48	009	301030	0875	01/22/03	\$34,520	PARTIAL INTEREST (103, 102, Etc.); RELATED PARTY, FRIEND, OR NEIGHBOR DORRatio
48	009	329770	0085	03/01/05	\$158,717	RELATED PARTY, FRIEND, OR NEIGHBOR; STATEMENT TO DOR DORRatio
48	009	338990	0935	01/23/04	\$263,500	NO MARKET EXPOSURE
48	009	348830	0040	05/20/03	\$185,000	TEAR DOWN DORRatio
48	009	441810	0050	04/28/03	\$310,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
48	009	500850	0015	03/11/03	\$305,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
48	009	500850	0075	06/30/05	\$260,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
48	009	500850	0085	12/19/03	\$206,000	DORRatio
48	009	501350	0065	03/02/05	\$309,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
48	009	501350	0185	05/01/03	\$125,000	NON-REPRESENTATIVE SALE DORRatio
48	009	501350	0310	11/21/05	\$159,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; RELATED PARTY, FRIEND, OR NEIGHBOR; AND OTHER WARNINGS DORRatio
48	009	501400	0090	04/14/05	\$295,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
48	009	501400	0090	09/21/05	\$427,000	Sale price does not appear to reflect assessors characteristics
48	009	501400	0100	01/21/03	\$205,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
48	009	501400	0100	12/05/05	\$300,000	RELATED PARTY, FRIEND, OR NEIGHBOR
48	009	501400	0210	10/04/05	\$240,000	PrevImp<=25K
48	009	537320	0005	02/18/03	\$336,100	IMP. CHARACTERISTICS CHANGED SINCE SALE
48	009	537320	0050	04/27/04	\$165,000	NON-REPRESENTATIVE SALE DORRatio
48	009	537320	0130	09/28/04	\$550,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
48	009	539860	0060	10/15/03	\$180,000	IMP. CHARACTERISTICS CHANGED SINCE SALE DORRatio
48	009	539860	0085	11/19/03	\$255,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; NO MARKET EXPOSURE
48	009	539860	0135	05/07/03	\$25,034	NO MARKET EXPOSURE; QUIT CLAIM DEED; AND OTHER WARNINGS DORRatio
48	009	550570	0080	03/26/03	\$255,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; NO MARKET EXPOSURE
48	009	550570	0125	10/31/05	\$205,000	STATISTICAL OUTLIER; BOX PLOT
48	009	570850	0005	08/02/04	\$426,000	UnFinArea
48	009	570850	0315	10/06/04	\$350,000	NO MARKET EXPOSURE
48	009	570850	0325	10/06/04	\$250,000	NO MARKET EXPOSURE
48	009	574260	0031	03/18/04	\$220,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
48	009	637950	0275	04/14/03	\$458,000	IMP. CHARACTERISTICS CHANGED SINCE SALE

***Improved Sales Removed from this Annual Update Analysis***  
**Areas 48 & 76**  
**(1 to 3 Unit Residences)**

Area	Sub Area	Major	Minor	Sale Date	Sale Price	Comments
48	009	637950	0555	10/01/03	\$529,000	ImpCount
48	009	638500	0095	10/05/04	\$310,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
48	009	669350	0105	10/10/03	\$259,500	PrevImp<=25K
48	009	790470	0065	11/21/05	\$595,000	Sale price does not appear to reflect assessors characteristics
48	009	790520	0037	06/04/03	\$350,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
48	009	790520	0037	08/23/04	\$405,000	NO MARKET EXPOSURE
48	009	790520	0130	06/18/03	\$150,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
48	009	790520	0130	01/13/04	\$250,000	NO MARKET EXPOSURE
48	009	790520	0223	04/23/03	\$275,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
48	009	790520	0226	04/21/03	\$245,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; IMP. CHARACTERISTICS CHANGED SINCE SALE
48	009	790520	0235	05/11/05	\$479,950	Sale price does not appear to reflect assessors characteristics
48	009	790520	0272	01/28/03	\$320,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
48	009	790520	0361	10/23/03	\$329,950	IMP. CHARACTERISTICS CHANGED SINCE SALE
48	009	790520	0365	09/22/04	\$355,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
48	009	790520	0376	09/21/05	\$627,500	Sale price does not appear to reflect assessors characteristics
48	009	800960	0145	09/12/03	\$330,400	RELOCATION - SALE TO SERVICE
48	009	801010	0380	02/19/04	\$91,386	PARTIAL INTEREST (103, 102, Etc.); NON-REPRESENTATIVE SALE; AND OTHER WARNINGS DORRatio
48	009	801010	0395	10/17/05	\$375,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
48	009	801010	0465	08/05/03	\$101,791	NON-REPRESENTATIVE SALE DORRatio
48	009	855990	0110	07/23/04	\$158,250	QUIT CLAIM DEED; DIVORCE; AND OTHER WARNINGS UnFinArea DORRatio
48	009	916110	0075	03/26/04	\$80,000	NO MARKET EXPOSURE DORRatio
48	009	916110	0100	08/02/05	\$461,000	Sale price does not appear to reflect assessors characteristics
48	009	916110	0430	11/21/05	\$388,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
48	009	916110	0595	08/16/05	\$290,000	PrevImp<=25K
48	009	916110	0650	03/08/04	\$66,472	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR; AND OTHER WARNINGS DORRatio
48	009	916110	0885	02/23/04	\$239,950	IMP. CHARACTERISTICS CHANGED SINCE SALE DORRatio
48	009	927420	0930	02/23/05	\$445,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
48	009	927420	2145	04/05/04	\$475,001	RELOCATION - SALE TO SERVICE
48	009	927420	2260	12/23/05	\$486,000	RELOCATION - SALE BY SERVICE
48	009	927420	2260	12/05/05	\$486,000	RELOCATION - SALE TO SERVICE
48	009	927420	2440	06/30/04	\$225,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
48	009	927420	2670	09/15/05	\$660,000	ActivePermitBeforeSale>25K

***Improved Sales Removed from this Annual Update Analysis***  
**Areas 48 & 76**  
**(1 to 3 Unit Residences)**

<b>Area</b>	<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
48	009	927420	2670	04/26/04	\$275,000	IMP. CHARACTERISTICS CHANGED SINCE SALE DORRatio
48	009	927420	2670	03/11/04	\$170,000	NON-REPRESENTATIVE SALE DORRatio
48	009	927420	2760	05/27/04	\$376,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
48	009	927420	2770	10/17/05	\$285,000	PrevImp<=25K
48	009	927420	3025	06/15/05	\$899,950	ActivePermitBeforeSale>25K
48	009	927420	3025	12/26/03	\$279,000	TEAR DOWN; IMP. CHARACTERISTICS CHANGED SINCE SALE DORRatio
48	009	927420	3075	05/24/04	\$330,500	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
48	009	927420	3105	05/27/03	\$499,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
48	009	927420	3300	09/01/04	\$361,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
48	009	927420	3470	09/29/04	\$350,000	QUIT CLAIM DEED DORRatio
48	009	927470	0006	01/28/03	\$370,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
48	009	927620	0230	12/13/05	\$500,000	NO MARKET EXPOSURE
48	009	927620	0395	05/04/05	\$208,000	PrevImp<=25K
48	009	927620	0635	11/23/05	\$535,730	ActivePermitBeforeSale>25K
48	009	927620	0635	10/28/04	\$259,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
48	009	927620	0750	07/22/03	\$215,000	TEAR DOWN; IMP. CHARACTERISTICS CHANGED SINCE SALE DORRatio
48	009	927620	2125	02/09/04	\$300,000	SEGREGATION AND/OR MERGER
48	009	927620	2190	06/10/05	\$360,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
48	009	927620	2190	11/28/05	\$560,000	Sale price does not appear to reflect assessors characteristics
48	009	927620	2320	02/18/03	\$270,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
48	009	927770	0080	09/28/04	\$317,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
48	009	927770	0090	11/08/04	\$300,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; NON-REPRESENTATIVE SALE
48	009	927820	0005	10/12/04	\$265,000	PrevImp<=25K
48	009	927820	0005	07/05/05	\$297,500	PrevImp<=25K
48	009	927820	0100	07/09/03	\$267,000	PrevImp<=25K
48	009	927820	0110	05/31/05	\$317,000	PrevImp<=25K
48	009	927820	0140	10/23/03	\$309,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
48	009	927830	0055	08/24/04	\$255,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
48	009	927830	0055	07/20/05	\$141,000	RELATED PARTY, FRIEND, OR NEIGHBOR DORRatio
48	009	942440	0165	03/24/03	\$244,990	IMP. CHARACTERISTICS CHANGED SINCE SALE
76	001	006500	0080	05/24/05	\$144,375	PARTIAL INTEREST (103, 102, Etc.) DORRatio
76	001	006500	0085	07/15/03	\$220,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
76	001	006500	0159	12/27/04	\$447,000	UnFinArea
76	001	006500	0270	11/05/03	\$275,000	DORRatio
76	001	006500	0400	09/28/05	\$595,950	Sale price does not appear to reflect assessors characteristics
76	001	029300	0015	05/15/03	\$250,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
76	001	029300	0201	01/21/03	\$225,500	NON-REPRESENTATIVE SALE

***Improved Sales Removed from this Annual Update Analysis***  
**Areas 48 & 76**  
**(1 to 3 Unit Residences)**

<b>Area</b>	<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
76	001	112100	0200	05/10/04	\$80,900	QUIT CLAIM DEED DORRatio
76	001	112100	0220	10/25/04	\$415,000	Sale price does not appear to reflect assessors characteristics
76	001	178150	0306	03/24/05	\$50,655	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, Etc.) DORRatio
76	001	178200	0075	12/20/04	\$220,000	Obsol
76	001	178200	0075	12/03/05	\$323,189	Obsol
76	001	178200	0080	05/23/05	\$180,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
76	001	178200	0150	04/15/04	\$270,000	STATISTICAL OUTLIER; BOX PLOT
76	001	178200	0210	03/22/04	\$239,900	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
76	001	178200	0225	05/25/04	\$277,000	STATISTICAL OUTLIER; BOX PLOT
76	001	178250	0095	10/06/04	\$280,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
76	001	248920	0085	07/09/04	\$640,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
76	001	248920	0335	05/20/03	\$415,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
76	001	249020	0025	11/06/03	\$427,000	Sale price does not appear to reflect assessors characteristics
76	001	249020	0060	05/18/05	\$432,000	RELOCATION - SALE BY SERVICE
76	001	249020	0060	05/17/05	\$432,000	RELOCATION - SALE TO SERVICE
76	001	249020	0600	06/23/03	\$190,000	DORRatio
76	001	249120	0140	10/21/04	\$185,000	DORRatio
76	001	249120	0655	03/27/03	\$269,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
76	001	249120	0865	06/23/03	\$210,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
76	001	249220	0070	11/29/04	\$320,250	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; RELATED PARTY, FRIEND, OR NEIGHBOR
76	001	249220	0085	02/09/04	\$436,000	Sale price does not appear to reflect assessors characteristics
76	001	249220	0135	07/23/03	\$153,000	NO MARKET EXPOSURE
76	001	249220	0190	08/08/03	\$197,000	DORRatio
76	001	249220	0280	01/13/04	\$38,665	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR DORRatio
76	001	249220	0355	12/19/05	\$453,550	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
76	001	249220	0515	11/06/03	\$103,424	QUIT CLAIM DEED DORRatio
76	001	249320	0025	04/21/03	\$179,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
76	001	271910	0040	03/09/04	\$165,000	QUIT CLAIM DEED DORRatio
76	001	271910	0385	03/05/04	\$433,000	Obsol
76	001	301330	0220	04/29/04	\$374,000	STATISTICAL OUTLIER; BOX PLOT
76	001	301330	0285	06/24/05	\$410,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
76	001	301330	0315	10/28/03	\$207,000	IMP. CHARACTERISTICS CHANGED SINCE SALE DORRatio

***Improved Sales Removed from this Annual Update Analysis***  
**Areas 48 & 76**  
**(1 to 3 Unit Residences)**

<b>Area</b>	<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
76	001	301330	0355	08/24/04	\$289,950	DORRatio
76	001	301330	0385	02/05/03	\$230,000	DORRatio
76	001	301330	0605	01/27/03	\$405,000	SEGREGATION AND/OR MERGER
76	001	301330	0885	03/18/03	\$180,000	DORRatio
76	001	301330	1025	03/03/05	\$321,000	SEGREGATION AND/OR MERGER
76	001	301330	1050	08/04/04	\$200,000	PrevImp<=25K
76	001	301330	1050	06/29/05	\$585,000	PrevImp<=25K DORRatio
76	001	301330	1135	12/24/05	\$215,000	RELATED PARTY, FRIEND, OR NEIGHBOR; STATEMENT TO DOR
76	001	301330	1245	07/01/03	\$287,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
76	001	301330	1335	04/27/04	\$309,950	UnFinArea
76	001	301330	1335	08/23/05	\$147,215	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, Etc.); AND OTHER WARNINGS UnFinArea
76	001	301330	1455	09/28/04	\$275,000	Obsol
76	001	301330	1500	01/13/03	\$290,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
76	001	352590	0040	10/13/05	\$630,000	Sale price does not appear to reflect assessors characteristics
76	001	352590	0065	12/27/05	\$500,000	UnFinArea
76	001	431770	0161	10/21/05	\$450,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
76	001	431820	0195	07/03/04	\$148,802	PARTIAL INTEREST (103, 102, Etc.); RELATED PARTY, FRIEND, OR NEIGHBOR DORRatio
76	001	431820	0205	01/19/05	\$399,975	%Compl
76	001	431820	0236	06/02/03	\$267,500	Sale price does not appear to reflect assessors characteristics
76	001	431820	0292	03/18/04	\$50,000	CORRECTION DEED DORRatio
76	001	431820	0365	08/21/05	\$66,771	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR; AND OTHER WARNINGS DORRatio
76	001	431820	0432	08/19/03	\$277,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
76	001	431920	0525	08/01/03	\$205,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
76	001	431920	0795	02/23/04	\$313,500	Obsol
76	001	431920	0835	10/01/04	\$289,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
76	001	431920	0860	05/17/05	\$250,000	PrevImp<=25K
76	001	431920	0905	04/02/03	\$280,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
76	001	563750	0070	09/19/05	\$375,000	NO MARKET EXPOSURE
76	001	563750	0072	12/11/03	\$294,450	STATISTICAL OUTLIER; BOX PLOT
76	001	563750	0075	01/02/03	\$240,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; BUILDER OR DEVELOPER SALES
76	001	563750	0080	09/12/05	\$510,000	Sale price does not appear to reflect assessors characteristics
76	001	563750	0180	03/23/04	\$302,797	Sale price does not appear to reflect assessors characteristics
76	001	563750	0180	08/17/04	\$450,000	Sale price does not appear to reflect assessors

***Improved Sales Removed from this Annual Update Analysis***  
**Areas 48 & 76**  
**(1 to 3 Unit Residences)**

Area	Sub Area	Major	Minor	Sale Date	Sale Price	Comments
						characteristics
76	001	870460	0080	06/23/04	\$236,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR DORRatio
76	001	984230	0005	05/21/05	\$35,000	DORRatio
76	001	984230	0290	02/10/05	\$144,955	QUIT CLAIM DEED DORRatio
76	001	984230	0325	11/02/05	\$618,000	Obsol ActivePermitBeforeSale>25K
76	001	984230	0325	03/25/03	\$202,000	IMP. CHARACTERISTICS CHANGED SINCE SALE Obsol
76	001	984230	0330	02/04/04	\$267,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
76	001	984230	0355	11/22/04	\$214,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
76	001	984230	0545	12/19/03	\$220,888	EXEMPT FROM EXCISE TAX
76	001	984230	0545	02/03/04	\$215,000	Sale price does not appear to reflect assessors characteristics
76	008	006600	0035	09/17/04	\$230,000	RELATED PARTY, FRIEND, OR NEIGHBOR
76	008	006600	0095	09/14/05	\$474,950	ActivePermitBeforeSale>25K
76	008	006600	0180	02/18/03	\$277,500	UnFinArea
76	008	006600	0245	03/23/05	\$131,761	PARTIAL INTEREST (103, 102, Etc.); RELATED PARTY, FRIEND, OR NEIGHBOR; AND OTHER WARNINGS DORRatio
76	008	006600	0255	03/28/05	\$138,500	DORRatio
76	008	006600	0320	04/20/05	\$340,000	1031 TRADE; RELATED PARTY, FRIEND, OR NEIGHBOR
76	008	006600	0365	03/20/05	\$228,762	QUIT CLAIM DEED
76	008	105300	0045	03/14/05	\$600,000	Sale price does not appear to reflect assessors characteristics
76	008	105300	0116	02/03/03	\$300,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
76	008	129130	0009	11/22/04	\$45,000	QUIT CLAIM DEED DORRatio
76	008	139330	0015	05/07/03	\$250,000	RELOCATION - SALE BY SERVICE
76	008	139330	0015	05/07/03	\$250,000	RELOCATION - SALE TO SERVICE
76	008	139380	0060	08/05/04	\$330,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
76	008	232403	9069	04/01/05	\$310,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
76	008	232403	9089	06/20/03	\$246,500	ImpCount
76	008	232403	9094	06/09/03	\$68,000	QUIT CLAIM DEED DORRatio
76	008	234930	0025	05/23/03	\$250,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; SEGREGATION ANDOOR MERGER
76	008	234930	0050	10/26/04	\$225,000	STATISTICAL OUTLIER; BOX PLOT
76	008	234930	0065	04/22/04	\$238,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; SEGREGATION ANDOOR MERGER
76	008	234930	0065	11/15/04	\$223,000	Sale price does not appear to reflect assessors characteristics
76	008	234930	0095	08/04/05	\$290,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; RELATED PARTY, FRIEND, OR NEIGHBOR
76	008	234930	0180	11/26/04	\$152,756	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR DORRatio

***Improved Sales Removed from this Annual Update Analysis***  
**Areas 48 & 76**  
**(1 to 3 Unit Residences)**

<b>Area</b>	<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
76	008	246190	0265	02/10/04	\$186,667	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; RELATED PARTY, FRIEND, OR NEIGHBOR
76	008	246190	0625	11/23/04	\$237,497	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
76	008	246190	0850	07/15/05	\$365,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
76	008	309500	0010	03/15/04	\$275,000	UnFinArea
76	008	309500	0020	04/19/04	\$303,000	UnFinArea
76	008	309500	0025	10/27/05	\$375,000	RELATED PARTY, FRIEND, OR NEIGHBOR
76	008	309500	0080	09/23/05	\$410,000	UnFinArea
76	008	387490	0160	02/05/04	\$306,500	RELOCATION - SALE BY SERVICE
76	008	387490	0160	02/05/04	\$306,500	RELOCATION - SALE TO SERVICE
76	008	528820	0155	11/10/03	\$390,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
76	008	528820	0230	11/10/03	\$415,000	UnFinArea
76	008	528820	0331	07/22/03	\$360,750	IMP. CHARACTERISTICS CHANGED SINCE SALE
76	008	528820	0331	05/19/05	\$179,254	QUIT CLAIM DEED; IMP. CHARACTERISTICS CHANGED SINCE SALE DORRatio
76	008	528820	0405	09/24/03	\$150,000	QUIT CLAIM DEED DORRatio
76	008	612660	0950	08/10/05	\$385,000	UnFinArea
76	008	612660	0970	09/19/05	\$465,000	UnFinArea
76	008	612660	1305	03/22/05	\$103,000	DORRatio
76	008	612660	1305	05/11/04	\$339,000	SEGREGATION ANDOOR MERGER
76	008	612660	1305	03/21/05	\$417,000	SEGREGATION ANDOOR MERGER
76	008	633200	0180	11/28/05	\$100,000	DORRatio
76	008	757920	0715	09/13/05	\$345,000	UnFinArea
76	008	762570	0010	06/23/05	\$350,000	Sale price does not appear to reflect assessors characteristics
76	008	762570	0096	03/23/05	\$107,215	RELATED PARTY, FRIEND, OR NEIGHBOR; STATEMENT TO DOR DORRatio
76	008	762570	0190	12/29/05	\$439,975	Sale price does not appear to reflect assessors characteristics
76	008	762570	0226	05/21/04	\$251,250	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; IMP. CHARACTERISTICS CHANGED SINCE SALE
76	008	762570	0345	10/22/03	\$350,000	IMP. CHARACTERISTICS CHANGED SINCE SALE Obsol
76	008	762570	0420	03/25/05	\$474,950	UnFinArea
76	008	762570	2520	05/14/03	\$236,000	BANKRUPTCY - RECEIVER OR TRUSTEE; IMP. CHARACTERISTICS CHANGED SINCE SALE
76	008	762570	2585	12/15/05	\$85,885	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR DORRatio
76	008	762570	2590	02/21/05	\$492,500	Sale price does not appear to reflect assessors characteristics
76	008	762570	2600	09/03/04	\$253,177	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
76	008	762570	2600	11/08/04	\$240,500	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX

***Improved Sales Removed from this Annual Update Analysis***  
**Areas 48 & 76**  
**(1 to 3 Unit Residences)**

<b>Area</b>	<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
76	008	762570	2670	09/12/05	\$250,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
76	008	762570	2680	11/23/04	\$104,000	DORRatio
76	008	762570	2965	09/29/03	\$220,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; SEGREGATION ANDOOR MERGER
76	008	762570	2970	08/07/03	\$240,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; SEGREGATION ANDOOR MERGER
76	008	762570	2975	07/13/03	\$217,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
76	008	762570	2975	05/26/04	\$250,000	SEGREGATION ANDOOR MERGER
76	008	762570	2996	12/09/03	\$253,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; SEGREGATION ANDOOR MERGER
76	008	762570	3000	08/13/04	\$299,950	ImpCountSEGREGATION ANDOOR MERGER
76	008	762570	3005	05/21/04	\$282,000	SEGREGATION ANDOOR MERGER
76	008	762570	3010	03/25/05	\$303,800	Sale price does not appear to reflect assessors characteristics
76	008	762570	3010	02/20/03	\$256,000	SEGREGATION ANDOOR MERGER
76	008	762570	3010	07/14/04	\$308,000	SEGREGATION ANDOOR MERGER
76	008	762570	3015	08/10/04	\$305,000	SEGREGATION ANDOOR MERGER
76	008	762570	3085	08/19/03	\$229,000	Sale price does not appear to reflect assessors characteristics
76	008	772360	0085	10/11/05	\$420,500	UnFinArea
76	008	772360	0200	05/03/04	\$377,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; IMP. CHARACTERISTICS CHANGED SINCE SALE

***Vacant Sales Used in this Annual Update Analysis***  
**Areas 48 & 76**

Area	Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
48	6	798740	0700	05/20/04	\$149,500	10000	Y	N
48	9	149280	0480	05/06/05	\$95,000	5000	N	N
76	1	271660	0010	03/24/03	\$160,000	9225	N	N
76	1	431820	0240	11/02/04	\$125,000	5088	N	N
76	8	516670	0060	02/24/04	\$104,000	8636	N	N
76	8	757920	0580	05/16/03	\$160,000	5750	Y	N

**Vacant Sales Removed from this Annual Update Analysis  
Areas 48 & 76**

Area	Sub Area	Major	Minor	Sale Date	Sale Price	Comments
048	6	501950	0147	10/05/05	\$121,000	QUIT CLAIM DEED; RELATED PARTY
048	9	801010	0165	06/28/05	\$52,600	NO MARKET EXPOSURE
048	9	927420	3565	09/15/05	\$325,000	BUILDER OR DEVELOPER SALE



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**Department of Assessments**  
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**Scott Noble**  
**Assessor**

## MEMORANDUM

DATE: February 15, 2006

TO: Residential Appraisers

FROM: Scott Noble, Assessor



SUBJECT: 2006 Revaluation for 2007 Tax Roll

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The King County Assessor, as elected representative of the people of King County, is your client for the mass appraisal and summary report. The King County Department of Assessments subscribes to the Uniform Standards of Professional Appraisal Practice 2005. You will perform your appraisals and complete your summary mass appraisal reports in compliance with USPAP 2005. The following are your appraisal instructions and conditions:

1. You are to timely appraise the area or properties assigned to you by the revalue plan. The Departure Provision of USPAP may be invoked as necessary including special limiting conditions to complete the Revalue Plan.
2. You are to use all appropriate mass appraisal techniques as stated in USPAP, Washington State Law; Washington State Administrative Code, IAAO texts or classes.
3. The standard for validation models is the standard as delineated by IAAO in their Standard on Ratio Studies (approved 1999); and
4. Any and all other standards as published by the IAAO.
5. Appraise land as if vacant and available for development to its highest and best use. The improvements are to be valued at their contribution to the total.
6. You must complete the revalue in compliance with all Washington and King County laws, codes and with due consideration of Department of Revenue guidelines. The Jurisdictional Exception is to be invoked in case USPAP does not agree with these public policies.

7. Physical inspections should be completed per the revaluation plan and statistical updates completed on the remainder of the properties as appropriate.
8. You must complete a written, summary, mass appraisal report for each area and a statistical update report in compliance with USPAP Standard 6.
9. All sales of land and improved properties should be validated as correct and verified with participants as necessary.
10. You must use at least three years of sales. No time adjustments to sales prices shall be made to avoid any possibility of speculative market conditions skewing the basis for taxation.
11. Continue to review dollar per square foot as a check and balance to assessment value.
12. The intended use of the appraisal and report is the administration of ad valorem property taxation.
13. The intended users include the Assessor, Board of Equalization, Board of Tax Appeals, King County Prosecutor and Department of Revenue.

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